

95 00243

IGSL



GENERAL PLAN





DRAWING TITLE:

Proposed General Plan

PALM SPRINGS ANNEXATION STUDY

95 00243

CITY OF PALM SPRINGS

GENERAL PLAN

Adopted March 3, 1993

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INTRODUCTION

All cities and counties are required by the California Government Code to prepare comprehensive, long-term general plans which direct the development of the community. The General Plan is an official document of the City of Palm Springs and provides the goals and policies to guide the development and preservation of land within the City, present and future.

Since the adoption of its first General Plan in 1966, the City of Palm Springs has been dedicated to a participatory planning process and has recognized the importance and value of preserving Palm Springs' unique quality of life. This document has been developed through a multi-phase process that continues and enhances this planning tradition.

Phase I involved data collection and analysis including the review of many in-house materials. Consultants were hired for the preparation of new or updated technical studies in the areas of traffic, biological resources, geotechnics, noise and air quality. Phase II gave the community opportunities to review and discuss important planning goals and issues. These opportunities were primarily given through a series of seven workshops held in various locations throughout the City. Open Planning Commission workshops were held on a weekly basis at which the proposed text and diagrams were discussed in detail; other public agencies, interest groups and individuals were specifically invited to attend according to the workshop topics. Phase III drew upon the results of the previous two to develop and refine the Plan's goals, objectives, policies and implementation programs.

CITY OF PALM SPRINGS

"Palm Springs is unique" is an oft-repeated phrase and a true one due to the high quality of its built and natural environments, and to its history and legend. Palm Springs is a resort city. It owes its existence and continuous development to its fine climate and vacation opportunities, together with its accessibility to the large and growing Southern California population. The continued growth of that "market", the increasing number of all-year accommodations, the increases in leisure time and income in the nation as a whole promise a lively future for Palm Springs if it maintains quality and retains the leisurely atmosphere desired by its visitors.

Palm Springs residents, in turn, enjoy the perfect lifestyle, combining the superb natural environment with the relaxed atmosphere of this resort and the sophisticated amenities of big city life. In its glamorous roles as "golf capital of the world" and "America's premier desert resort city," Palm Springs attracts more than two million visitors annually; and its over 40,000 residents enjoy recreational, cultural and educational opportunities geared for a population of almost 80,000.

More than 8,300 pools offer year-round sunbathing and cool relaxation. Minutes from any location in town are bike paths, hiking and equestrian trails, parks, tennis courts and golf courses, including one of the best municipal courses in the country. An Olympic-sized swimming pool and after-work fitness classes are available at the Leisure Center. The most luxurious of Southern California's theme parks, the 21-acre Oasis Water Park, is geared to family recreation and frequently stages promotions and special events.

The Palm Springs Desert Museum in downtown Palm Springs hosts internationally-acclaimed art exhibits and is the only West Coast institution actively expanding its Western American art collection. Desert Museum's 450-seat Annenberg Theater features all the performing arts, as well as film retrospectives, lectures and other programs. Also memorable among the city's natural attractions are the Indian Canyons, site of two of the world's largest fan palm oases. The Palm Springs Aerial Tramway, the world's largest single-span lift, transports riders to San Jacinto Wilderness State Park, where they can enjoy hiking and equestrian trails in the summer and cross-country skiing and sled dog races in the winter.

Palm Springs has the ultimate in shopping and dining with world famous Palm Canyon Drive, its downtown pedestrian "village", unique to the Coachella Valley. Two air-conditioned malls (the Desert Fashion Plaza, a regional retail center, and the Palm Springs Mall), several outdoor centers, a wide variety of boutiques, restaurants and hotels complement the "village". Special events all year display the blend of sophistication and friendliness that typifies Palm Springs. Some of the most famous events include: the **Palm Springs Road Races and Concours d'Elegance**, which draws celebrity race drivers and fans from all over the world; the **Palm Springs Mounted Police Rodeo** features pro riders and California's largest equestrian parade; the **Christmas Festival of Lights** turns Palm Canyon into a glittering holiday showcase and begins the season of opera, art openings, concerts and charity events; the **VillageFest** outdoor marketplace has become a weekly event, attracting the resident and visitor alike, for the sale of farm-fresh produce and handicrafts; the **Palm Springs International Film Festival** which carries on the legend of the Hollywood connection; and the **Indian Heritage Fiesta**, which celebrates the area's original residents.

Sunshine, clean air, world-class recreation and a strong sense of community pride - Palm Springs has everything it takes for the perfect lifestyle.

There are important reasons to ensure that Palm Springs remains an attractive alternative to other resorts. The first reason is to enable the current residents and visitors of Palm Springs to retain their environment and lifestyle. The second reason is to preserve opportunities for those who in the future may choose to live in or visit Palm Springs. The third reason is that Palm Springs may be a keystone in the critical framework of natural and cultural resource preservation.

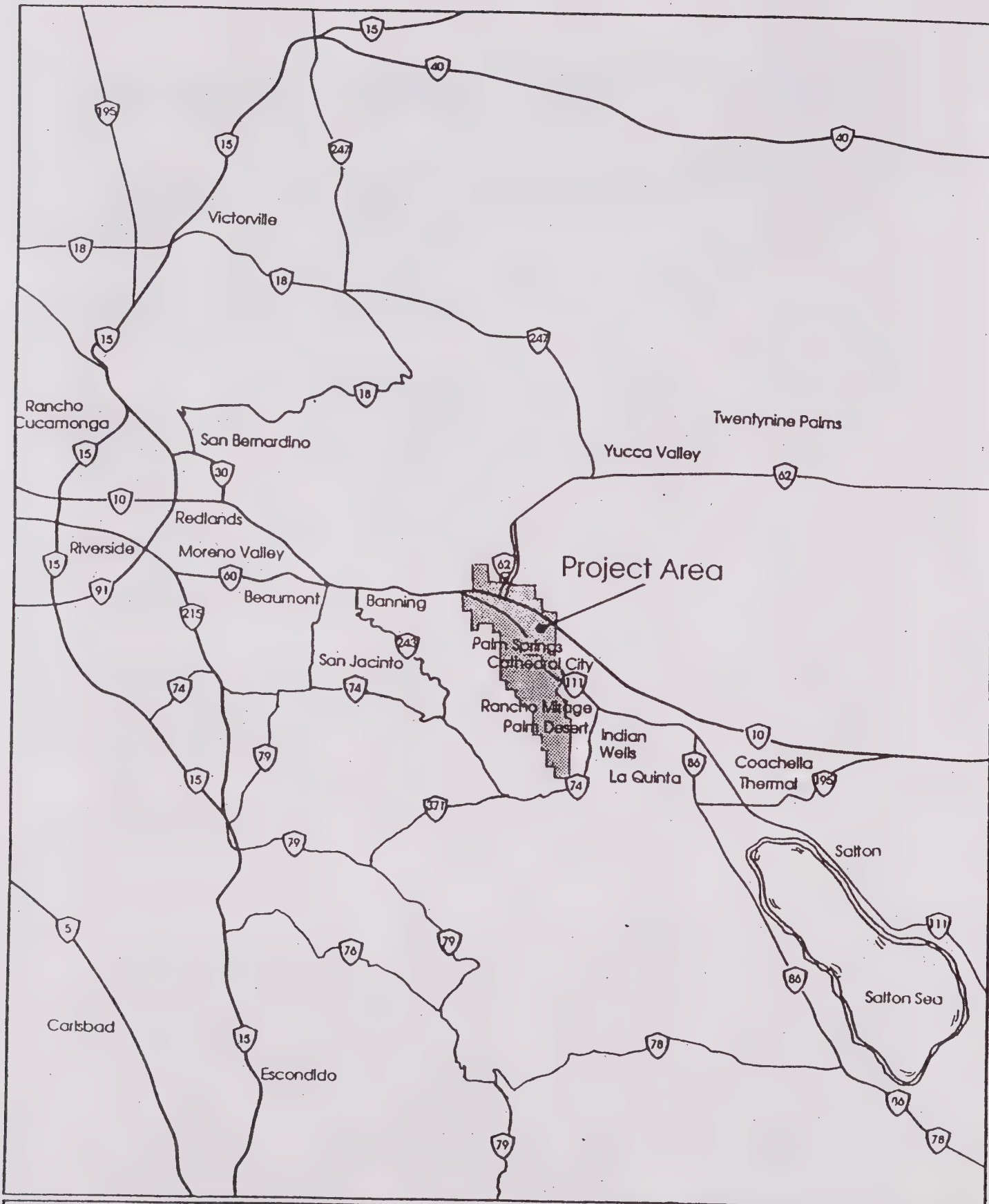
Because it is a resort city, the balance of elements in the city is particularly delicate, involving not only placement of and physical relationships between uses, but also the caliber of development of those uses. Nothing dooms a resort city so quickly as the loss of its unique historic qualities, especially when there are nearby competitive resort communities willing to inherit a fine reputation if needlessly sacrificed. Maintaining quality means vigilance over existing development, plus positive action to attract high caliber new development to a location in the city that will maximize advantages not only to the new business but to the City as a whole.

This document presents an updated, comprehensive General Plan for the City of Palm Springs, in effect its constitution or blueprint, designed to provide long-range guidance for the physical planning, growth and development of the City. The Plan contains community goals and policies designed to shape the long-term development of the City, as well as protect its environmental, social, cultural and economic resources. **This General Plan is concerned both with conserving what is good and guiding desirable new development through the year 2010.**

Regional Relationships

The City of Palm Springs consists of approximately 82 square miles of incorporated area including 48 square miles of the San Jacinto and the Santa Rosa Mountains and 34 square miles of desert floor. The City's Sphere of Influence, as defined by the Riverside Local Agency Formation Commission (LAFCO), is composed of areas adjacent to Palm Hills and to the northern city limit boundary in the vicinity of Interstate Route 10. The General Plan planning area consists of the incorporated City boundaries, the Sphere of Influence, and an area north of Interstate Route 10 which is being considered for corporate or sphere annexation - a total planning area of approximately 137.5 square miles¹ (see Project Area map).

¹ This figure reflects the reduced sphere area due to the Tri-Cities Agreement.



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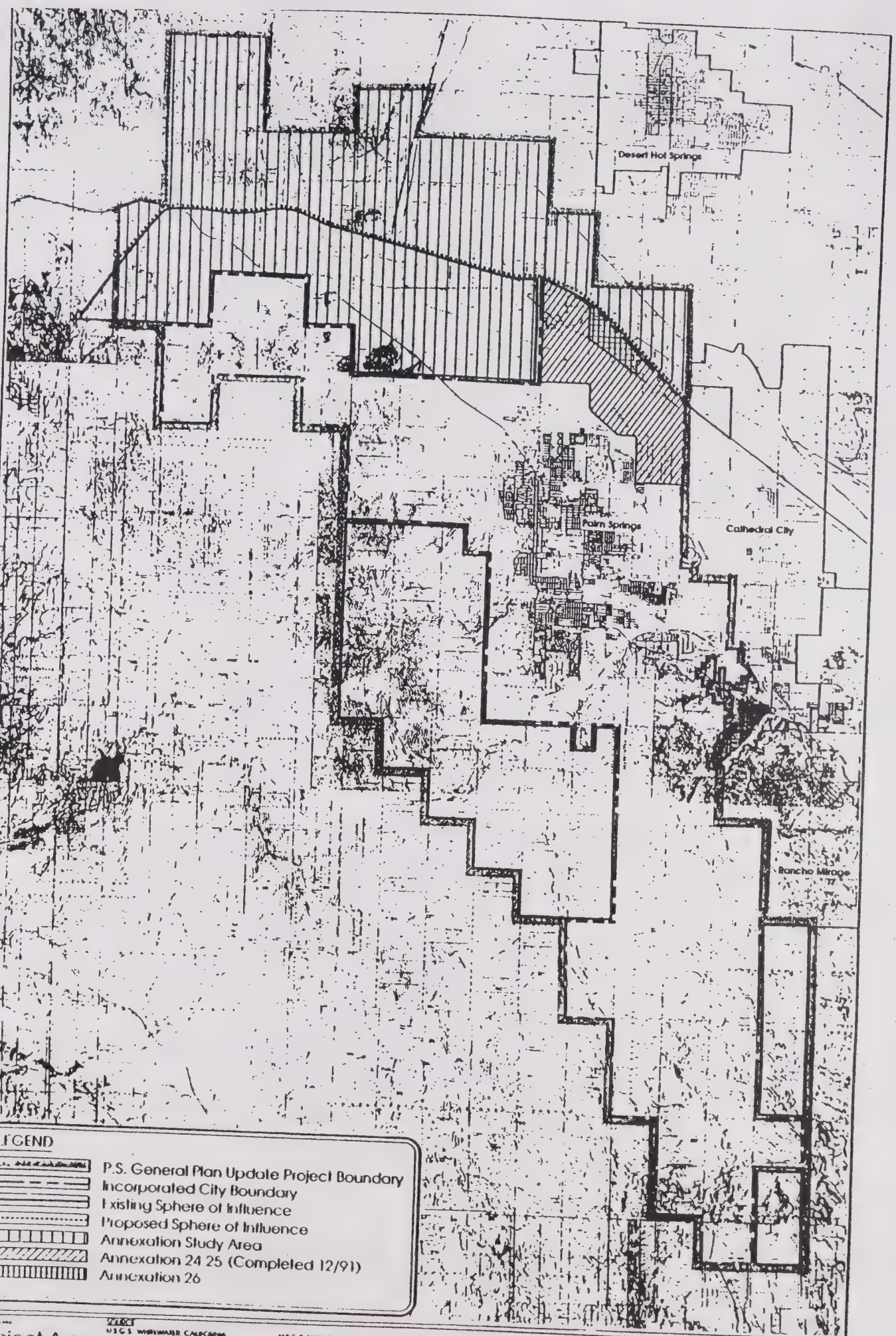
Regional Map

PALM SPRINGS GENERAL PLAN

Not to Scale



FIGURE NO.



Project Area

USGS WHITEWASH, CALIFORNIA
USGS SAN JACINTO PEAK, CALIFORNIA
USGS EDWARDS, CALIFORNIA
USGS ANA, CALIFORNIA

USGS DESERT HOT SPRINGS, CALIFORNIA
USGS PALM SPRINGS, CALIFORNIA
USGS PALM VIEW PEAK, CALIFORNIA
USGS BUTTEVIEW PEAK, CALIFORNIA

USGS SEVEN PALMS VALLEY, CALIFORNIA
USGS CATHEDRAL CITY, CALIFORNIA
USGS RANCHO MIRAGE, CALIFORNIA
USGS FORD PEAK, CALIFORNIA

PALM SPRINGS GENERAL PLAN

MILES

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But, the City of Palm Springs is not an isolated oasis of urbanization (see Regional Map). It shares the Coachella Valley with other communities. As one of the original cities of the region, it is even imperative that Palm Springs take a leadership role and challenge the other communities to join together on regional issues.

The existence of the Coachella Valley Association of Governments (CVAG) is certainly a positive step toward basic inter-agency communication. It is only at the regional level, certainly, that certain issues will be most appropriately dealt with. Issues such as energy and resources, resource quality, air pollution, solid waste disposal, transportation, housing, and flood control have important regional ramifications and some can only be dealt with effectively at that level. Whatever the mechanism, the cities of the Coachella Valley should maintain an open line of communication among themselves and the County to ensure that the goals of each are known to each other and that policies can be coordinated where appropriate to achieve desired goals, especially those held in common.

Palm Springs is a product of its geographical relationships: to the desert which warms it and to the mountains which shade and shelter it from winds, and to the pass which creates winds. It lies at the westerly end of the Coachella Valley which has been irrigated into agricultural abundance and which is one of the nation's great winter playgrounds. Historically, the City's most important geographical relationship, however, was its closeness to metropolitan Los Angeles -- only two hours away by car. This, combined with its superior physical setting, was the reason that Palm Springs became a popular resort.

The Coachella Valley is a dry, low-desert region discovered by the ancestors of the Cahuilla Indians and rediscovered by non-Indians in the late 18th century, with significant settlement beginning in the early 20th century. Early development was related to attempts to establish agricultural activity in Palm Springs and the southern portions of the Valley. In the 1920s, the region became a retreat for successful business and movie personalities who took advantage of the warm weather, the remote location, and the hot water spas (especially that at the Spa Hotel). The tremendous tourist and resort community development of the following decades dramatically changed the character and economy of the Coachella Valley. Riverside County is now one of the fastest growing counties in the nation, and the Coachella Valley has become a substantial contributor to its economic growth.

Economic Base: Tourism & Diversity

In terms of economic base, Palm Springs is a resort city, whose future depends on climate, access and recreation opportunities and

services. For all practical purposes, almost every business enterprise in the City today performs a retailing and service function, catering to the visiting population. Most of the small industrial firms are also of a service type.

As both resident and tourist populations increase in the coming years, the commercial and industrial elements of the community will expand to serve it. In addition to this service business, consideration is given to the development of controlled light, clean manufacturing industries and professional corporate centers to broaden the economic base and help stabilize the community. It will be important, therefore, to encourage a healthy business climate while, at the same time, retaining the City's desirable environment and style for the benefit of both residents and tourists. This attention to aesthetics will also benefit business as the City, in attracting new residents, will be able to supply a wider employee base. As current and future residents and tourists increasingly require healthy environments, there will be a continuing need to ensure that the business and industrial concerns which locate here contribute to the City's social/cultural health and do not produce unhealthful by-products, such as toxic wastes, air and noise pollution, and congestion.

Population

Population data further highlights Palm Springs' dependence upon its resort function. The Census groups people into "permanent" and "non-permanent" categories. Permanent residents are defined as persons who live in Palm Springs more than six months of the year. Non-permanent residents are visitors and vacationers.

The permanent population of Palm Springs, according to the 1990 Census, was 40,181 persons, while the seasonal peak population has been estimated at 79,508. Future permanent growth is expected to occur at approximately 4% annually. Population of the Palm Springs planning area at ultimate development based on the General Plan is estimated at 70,810 permanent residents, with a seasonal peak population of 134,698. It is estimated that buildout of the residential areas will occur in 2010.

The City's resort function seems to generate some of its permanent population. In recent years, many Palm Springs vacationers have established homes in the community, and some even commute from Palm Springs to Los Angeles, rather than vice-versa.

Anticipated increase in the non-permanent population will be related to many factors, most important of which is the number of available accommodations and continued attraction of Palm Springs as a resort city. With the steady building activity now observed, the non-resident population will continue to grow, reaching its peak during the winter season, on weekends particularly. Buildout

of the non-residential population is expected to occur in 2045, well past the anticipated buildout of the residential areas. This is due to the large tracts of land which are more suitable to non-residential uses. However, this General Plan will be again updated prior to 2010 at which time new technology will likely determine new uses for the remaining undeveloped non-residential lands.

DEMOGRAPHICS SUMMARY		
	1990	Buildout
Residential Units	30,371	49,867
Permanent Population	40,181	70,810
Average Population	53,092	88,845
Peak Population	79,508	134,698

Indian Land/Public Ownership

The form and quality of land development in Palm Springs have been determined by many factors some of which are not found in other cities. The primary city-shaping factors have been climate, regional location, topography, water and other conditions such as limitations on the extension and improvements of streets and highways, utilities, and the availability of land for new development.

In addition to these factors, Palm Springs has a unique condition of land ownership which must be fully understood in order to comprehend the pattern of City development to date and the plan for its future. The City of Palm Springs and its surrounding area is divided into Indian and non-Indian holdings, based upon a grid pattern of square-mile sections of alternating ownerships. This ownership pattern has produced a checkerboard on the land, with most of the early development of the City on non-Indian sections and with some of the Indian sections remaining underdeveloped. Indian land, now in sections, half-sections and smaller areas, is controlled either by the Indian Tribal Council or by individual allottees of the Agua Caliente band of Cahuilla Indians. Non-Indian lands are owned by many individual owners. Within the boundaries of the City (over 82 square miles), original Agua Caliente Reservation lands total 16-1/2 square miles; the total original reservation totalled 49-1/4 square miles. The current figures show that Indian

lands (6,631 acres) represent 13% of all lands within the City and approximately 13% of all undeveloped land.

While historically there has existed aspects of mistrust and conflict between the Tribe and the City, there currently exists an agreement between the two whereby the Tribe has agreed to allow the City to continue to process development proposals on Indian lands. This agreement established an appeal process wherein the Tribal Council is the final authority over land use matters on Indian lands. Since the late 1970s, when the agreement was the first established, there have been very few appeals made to the Tribal Council and while they have overridden the City on several occasions, that has not weakened the bonds of cooperation which have been further strengthened by joint meetings and other communication.

Currently, the Tribe is entering a new era of control of its land resources by seeking out quality planning and development concepts for key vacant parcels. Depending on the final proposals, the City and the Tribe may need to revise the General Plan to accommodate these ideas. Also, the Tribe has recently voted to allow gaming on their lands. This use may be a very productive economic boost to the City but must be handled compatibly with the other elements of the community, particularly tourism.

INDIAN LAND STATUS			
	Total City	Total Indian Land	Percent (%) of Total City
Acres*	50,831.3	6631.11	13
Acres, Developed**	12,427.9	1740.08	14
Acres, Vacant	38,358.4	4891.03	13
Acres, Vacant (less Conservation)	11,333.2	3025.17	27
NOTES * Dedicated streets not included ** Includes publicly-owned open space (e.g. hillsides, washes, parks) FIGURES FROM CITY LMS (LAND MANAGEMENT SYSTEM)			

In the mountain and open desert areas, land ownership is also dominated by a checkerboard pattern of alternating private and governmental [such as the Bureau of Land Management (BLM) and the Forest Service (USFS)] property owners. This checkerboard pattern creates problems of access and efficient land utilization. It is

recommended that land exchange programs be initiated to consolidate land holdings for the benefit of all land holders. Those governmental entities controlling land in the Palm Springs planning area need to remain involved with the broad range of planning issues facing the region and should participate in the planning process.

THE ELEMENTS OF THE GENERAL PLAN

The California Government Code establishes seven mandatory elements of a General Plan: Land Use (LU), Circulation (CI), Housing (H), Conservation (CO), Open Space (OS), Safety (S) and Noise (N). This document integrates the mandatory, and other discretionary, elements into four major chapters: Community Development, Environmental Resources, Health & Safety and Infrastructure & Circulation.

CHAPTER I: COMMUNITY DEVELOPMENT

The Community Development chapter most directly affects the physical character of the community through the distribution of land uses, the intensity and types of housing and the preservation and enhancement of a healthy economy. This chapter includes the following elements (relationship to the mandatory elements is indicated in parentheses):

Administration

Economic Development Statement

Land Uses

- Distribution of Housing (H, LU)

- Distribution of Commercial Areas, Industrial Areas
and Other Uses of Private Lands (LU)

- Distribution of Public or Quasi-Public Lands (LU, OS)

- Building Intensity & Population Density Standards (LU)

Housing

- Housing Supply (H)

CHAPTER II: ENVIRONMENTAL RESOURCES

This chapter describes the resources of the physical environment, natural and man-made. Goals and policies are set forth to assure the preservation and enhancement of the physical environment as an important asset of the community. This chapter includes the following elements (relationship to the mandatory elements is indicated in parentheses):

Scenic, Cultural & Recreational Resources

- Watersheds/Water Resources (CO, OS)

- Hillsides (CO, OS, S)

- Biological Resources (CO, OS)

- Minerals (CO, OS)

Historic Resources

Community Design

Scenic Corridors

Energy & Water Conservation (H)

CHAPTER III: HEALTH & SAFETY

This chapter describes the hazards of the physical natural environment, including man-made hazardous conditions and toxic materials. Goals and policies are set forth which identify specific hazards and means of assuring the protection of public health, safety and welfare. This chapter includes the following elements (relationship to the mandatory elements is indicated in parentheses):

Flood Hazard (LU, CO, OS, S)

Air Quality, including Wind Erosion & Blowsand (OS)

Geologic Hazards

Land Stability (OS, S)

Seismic Safety (OS, S)

Public Safety (OS, S)

Hazardous & Toxic Materials

Health Care

Emergency Preparedness (S)

Noise (N)

CHAPTER IV: INFRASTRUCTURE & CIRCULATION

The assurance of adequate levels of essential public facilities and services is a principal concern of local government. Goals and policies to assure such levels are set forth in this chapter. This chapter includes the following elements (relationship to the mandatory elements is indicated in parentheses):

Circulation (CI, CO)

Public Utilities (LU, CI)

Education, Cultural & Human Services (LU, OS)

Parks & Recreation (LU, OS)

Trails (OS)

COMMUNITY DEVELOPMENT

ADMINISTRATION

A number of City Boards and Commissions strongly influence the community development and quality of life issues often under consideration by the Planning Commission and the City Council. These currently include the Economic Development Commission, the Visitors & Promotions Board, the Park & Recreation Commission, the Historic Site Preservation Board, the Public Arts Commission and the Airport Commission. Improved communications between the Boards and Commissions could help insure coordination of effort, understanding of common goals, better use of resources, reduction of conflicts between commissions and staff, etc.

The City Council should communicate with its appointed boards and commissions on a regular basis to develop on-going policies and programs consistent with the General Plan. Related boards and commissions should communicate with each other to assist the Council in implementing the General Plan and to avoid inconsistency and duplication.

Objective

- 1.1. Cooperation between the boards and commissions of the City of Palm Springs.
-

Policies

- 1.1.1. Commissions and boards shall be encouraged to meet regularly to discuss their common and respective activities and to formulate plans to work toward meeting the City's goals and objectives together.

Periodic Review of the General Plan/Project Consistency

Periodic basic review of the General Plan is necessary due to ever-changing State Law. In addition to the constant use of the Plan in reference to particular zone changes and public and private improvements, there should be an opportunity for comprehensive review to make sure the objectives, assumptions, and standards on which the Plan rests are still valid. The Plan must keep in step with technological developments, with plans and events in nearby communities and in the region.

Since the Plan must express the goals of the people, periodic review is an opportunity for participation and expression by an informed public, helping to keep the Plan dynamic. The people of Palm Springs should familiarize themselves with the proposals of the General Plan, both maps and reports, for these will be the basis for discussion at meetings and hearings where informed and constructive participation by all citizens will be sought.

Periodic review of the General Plan can be facilitated by including an annual report as part of the technical appendix/statistical report of the Plan. Such report should include, but not be limited to, the Land Management System report (including percentage change from the previous year), census and employment information, building permit analysis, Implementation Program monitoring, and a list of the updating resolutions.

Objective

- 1.2. A General Plan which remains contemporary and a valid foundation for decision-making for the City of Palm Springs.
-

Policies

- 1.2.1. Periodic basic review of the General Plan should occur as the goals of the community change.
- 1.2.2. The City should set aside funds on a regular basis for both basic and comprehensive reviews of the General Plan.
- 1.2.3. Proposals for development, either developer- or City-initiated, must be analyzed and tested for consistency with the goals, policies and programs of the General Plan. Inconsistency of a project with the General Plan shall preclude development approval.
-

Objective

- 1.3. Understanding of regional issues and the City's role in them.
-

Policies

- 1.3.1. The City shall participate in regional planning and political organizations as appropriate.
- 1.3.2. The City shall encourage the County of Riverside to adopt interim zoning and development standards for the Sphere of Influence which are consistent with the General Plan of the City of Palm Springs.

IMPLEMENTATION PROGRAMS - ADMINISTRATION

- 1/1. The minutes, goals and policy documents, and the annual work programs of each board/commission should be exchanged.
- 1/2. An annual conference of City boards and commissions should be instituted to meet and discuss the major issues in an interdisciplinary setting to assist each Board and Commission in establishing work programs, budgets, problem-solving, etc.
- 1/3. A new commissioners orientation program should be instituted to acquaint all new commissioners with the issues before the City and their relationship to other boards/commissions.
- 1/4. The City should establish a development fee to fund General Plan review/updates by the Department of Planning & Zoning. Such fee shall consider the amount of remaining vacant land in the planning area, reasonable costs of updating (including environmental review), and staff time required.
- 1/5. The City shall continue to encourage community participation in the General Plan process through community workshops, surveys, news releases, interviews and other appropriate communication methods as amendments, revisions and updates are being considered.

1/7. Intergovernmental Coordination

Land use development in Palm Springs will impact, and be impacted by, the other cities of the Coachella Valley. Key concerns include the impacts of traffic generated by new development in one city on streets crossing city boundaries and physical effects of uses on a city's periphery on uses in the adjacent jurisdiction. Thus, it is essential that the cities jointly address common issues. This should include the opportunity for mutual review and discussion of mitigation measures for projects affecting more than one jurisdiction and full participation in the Coachella Valley Association of Governments.

- a. The City shall fully participate in the functions of the Coachella Valley Association of Governments.
- b. Palm Springs should initiate, with Desert Hot Springs, Cathedral City, and Riverside County, a joint general plan/specific plan study for the area bounded generally by Interstate 10, Whitewater Canyon, the Little San Bernardino Mountains and Edom Hill.
- c. The City shall encourage the call for an annual Coachella Valley Planning Commissioners Conference where regional programs [from the Coachella Valley Association of Governments (CVAG), the Southern California Association of Governments (SCAG) and other appropriate agencies] should be addressed.

ECONOMIC DEVELOPMENT STATEMENT

Palm Springs is the historical place where influential people relax and play. These people are classic entertainment luminaries, colorful entrepreneurs - the "Rich and Famous." Therefore, Palm Springs must be something truly fantastic!! It was, and still is, a very marketable, quite rare (authentic) commodity. The uniqueness of the current development market suggests the need for rapid action. But now, the same kind of capitalizing on opportunities that have made other resort components develop must be focused on Palm Springs itself.

The combination of the existing infrastructure, good building stock, key existing projects, the natural setting, an "established ambience" of great richness and good existing retail, restaurants and entertainment all combine to create the foundation for a real renaissance. Reasonably planned, Palm Springs should capitalize on the inevitability of continued growth in the Valley with the implementation of a coordinated series of scaled, strategically placed and themed projects.

If the City, landowners, developers and their consultants, working on an overall master "placemaking" vision, can create a series of projects which create a very visible and real community transformation, then the legend of Palm Springs will continue and strengthen. The heart of the town has to embody and radiate the spirit of the legend.

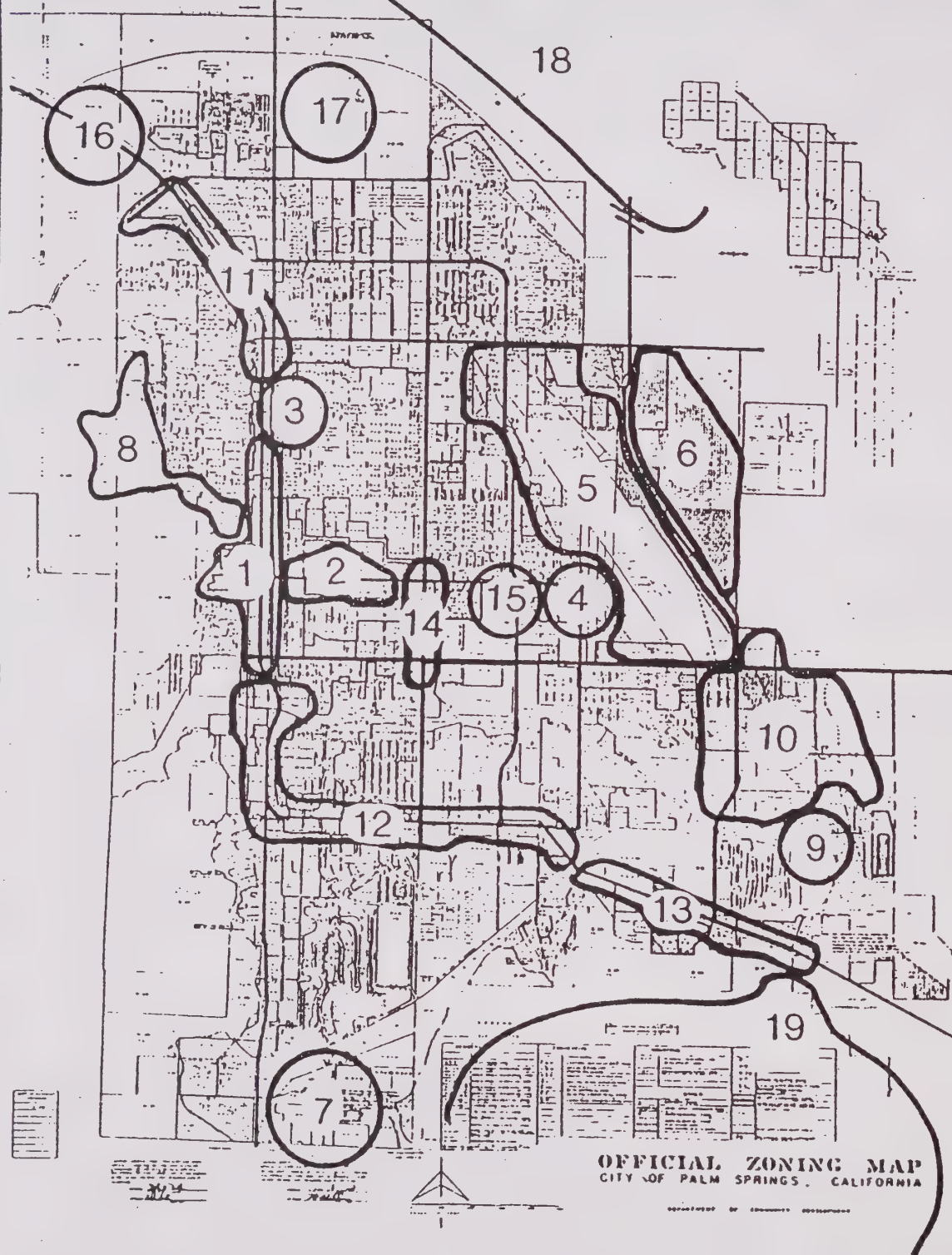
The City of Palm Springs needs to find new significant uses to revitalize the entire City in addition to revitalizing the heart of the downtown area. The key is to optimize the themed, charming, eccentric village ambience that will appropriately express the fantasy of Palm Springs as the playground of the rich and famous. But it must, at the same time, be appealing to mid-market tastes and profoundly affect the life of the ordinary citizen. It must reflect an array of sophisticated venues of both intimate and popular entertainment.

Goals

- 2.A. Complementary economic development to enhance and effect Palm Springs as America's foremost desert resort.
- 2.B. A well-defined, balanced and interactive system of existing, expanded and new businesses within the community which provides local and regional market development linkages and which is complementary to Palm Springs' primary economic function as an internationally renowned destination resort.

2.C. Maintenance of the unique "village" atmosphere and rich historical, recreational "oasis" environmental quality of Palm Springs, which has been carefully established over time within a unique desert setting of exceptional scenic beauty, while pursuing community and business development goals.

ECONOMIC DEVELOPMENT DISTRICTS & CORRIDORS



PRIORITY ECONOMIC ACTIVITY SECTORS

01 DOWNTOWN VILLAGE CENTER
02 HEART OF PALM SPRINGS/ CONVENTION CTR
03 DESERT HOSPITAL DIVISIONS
04 CITY/COUNTY OFFICE CAMPUS
05 REGIONAL AIRPORT DIVISIONS
06 PALM SPRINGS CLASSIC CORPORATE CAMPUS
07 THE CANYON RESORT/ SOUTHWEST SPHERE
08 PALM MOUNTAIN RESORT
09 MUNICIPAL GOLF COURSE/ EQUESTRIAN SPHERE
10 RAMON-BOGIE INDUSTRIAL AREA
11 NORTH PALM CANYON COMMERCIAL
12 SOUTH PALM CANYON
13 EASTERN GATEWAY CORRIDOR
14 BUNKER PLAZA COMMERCIAL AREA
15 PALM SPRINGS WALL AREA
16 TRINITY AREA
17 NORTH RAMPAGE AREA
18 INTERSTATE HIGHWAY 18 CORRIDOR
19 PALM HILLS AREA

CONSTRUCTION

- Major Group 15. Building construction-general contractors and operative builders
- Major Group 16. Heavy construction other than building construction-contractors
- Major Group 17. Construction-special trade contractors

MANUFACTURING

- Major Group 20. Food and kindred products (catering)
- Major Group 23. Apparel and other finished products made from fabrics and similar material
- Major Group 25. Furniture and fixtures
- Major Group 26. Paper and allied products
- Major Group 27. Printing, publishing and allied industries
- Major Group 31. Leather and leather products
- Major Group 32. Stone, clay, glass, and concrete products
- Major Group 34. Fabricated metal product, except machinery and transportation equipment
- Major Group 35. Computer equipment
- Major Group 38. Electronic and other electrical equipment and components, except computer equipment
- Major Group 37. Transportation equipment (alternative fuel)
- Major Group 38. Measuring, analysis, & controlling instr.; photo., med. & optical goods; watches & clocks
- Major Group 39. Miscellaneous manufacturing industries

TRANSPORTATION, COMMUNICATIONS, ELECTRIC, GAS AND SANITARY SERVICES

- Major Group 40. Railroad transportation
- Major Group 41. Local and suburban transit and interurban highway passenger transportation
- Major Group 42. Motor freight transportation and warehousing
- Major Group 43. United States Postal Service
- Major Group 45. Transportation by air
- Major Group 46. Pipelines, except natural gas
- Major Group 47. Transportation services
- Major Group 48. Communications
- Major Group 49. Electric, gas, and sanitary services

WHOLESALE TRADE

- Major Group 50. Wholesale trade-durable goods
- Major Group 51. Wholesale trade-nondurable goods

RETAIL TRADE

- Major Group 52. Building materials, hardware, garden supply, and mobile home dealers
- Major Group 53. General merchandise stores
- Major Group 54. Food stores
- Major Group 55. Automotive dealers and gasoline service stations (V=service only)
- Major Group 56. Apparel and accessory stores
- Major Group 57. Home furniture, furnishings, and equipment stores
- Major Group 58. Eating and drinking places
- Major Group 59. Miscellaneous retail

FINANCE, INSURANCE, AND REAL ESTATE

- Major Group 60. Depository institutions
- Major Group 61. Nondepository credit institutions
- Major Group 62. Security and commodity brokers, dealers, exchanges, and services
- Major Group 63. Insurance carriers
- Major Group 64. Insurance agents, brokers, and service
- Major Group 65. Real estate
- Major Group 67. Holding and other investment offices

SERVICES

- Major Group 70. Hotels and other lodging places
- Major Group 72. Personal service
- Major Group 73. Business services
- Major Group 75. Automotive repair, services, and parking
- Major Group 78. Motion pictures
- Major Group 79. Amusement and recreation services
- Major Group 80. Health services
- Major Group 81. Legal services
- Major Group 82. Educational services
- Major Group 83. Social services
- Major Group 84. Museums, art galleries, and botanical and zoological gardens
- Major Group 87. Engineering, accounting, research, management and related services

PUBLIC ADMINISTRATION

- Major Group 91. Executive, legislative, and judicial government, except finance
- Major Group 92. Justice, public order, and safety
- Major Group 93. Public finance, taxation, and monetary policy
- Major Group 94. Administration of human resource programs
- Major Group 95. Administration of environmental quality and housing programs
- Major Group 96. Administration of economic programs
- Major Group 97. National security and international relations

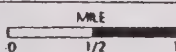


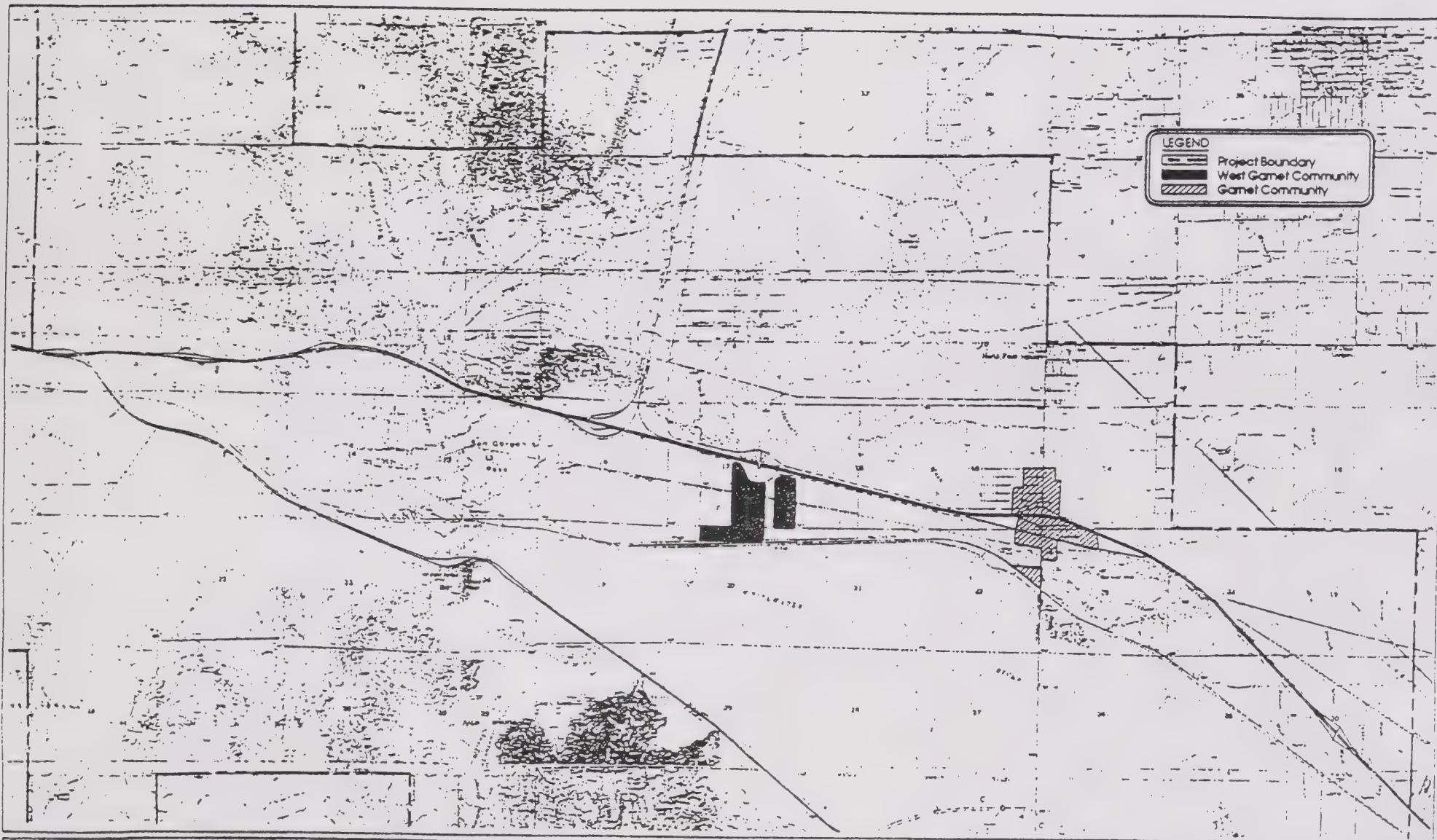
Adopted Redevelopment Project Areas - City

SOURCE:
CITY OF PALM SPRINGS

FIGURE NO.

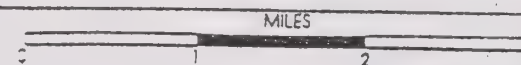
PALM SPRINGS GENERAL PLAN





Adopted Redevelopment Project Areas - County

PALM SPRINGS GENERAL PLAN



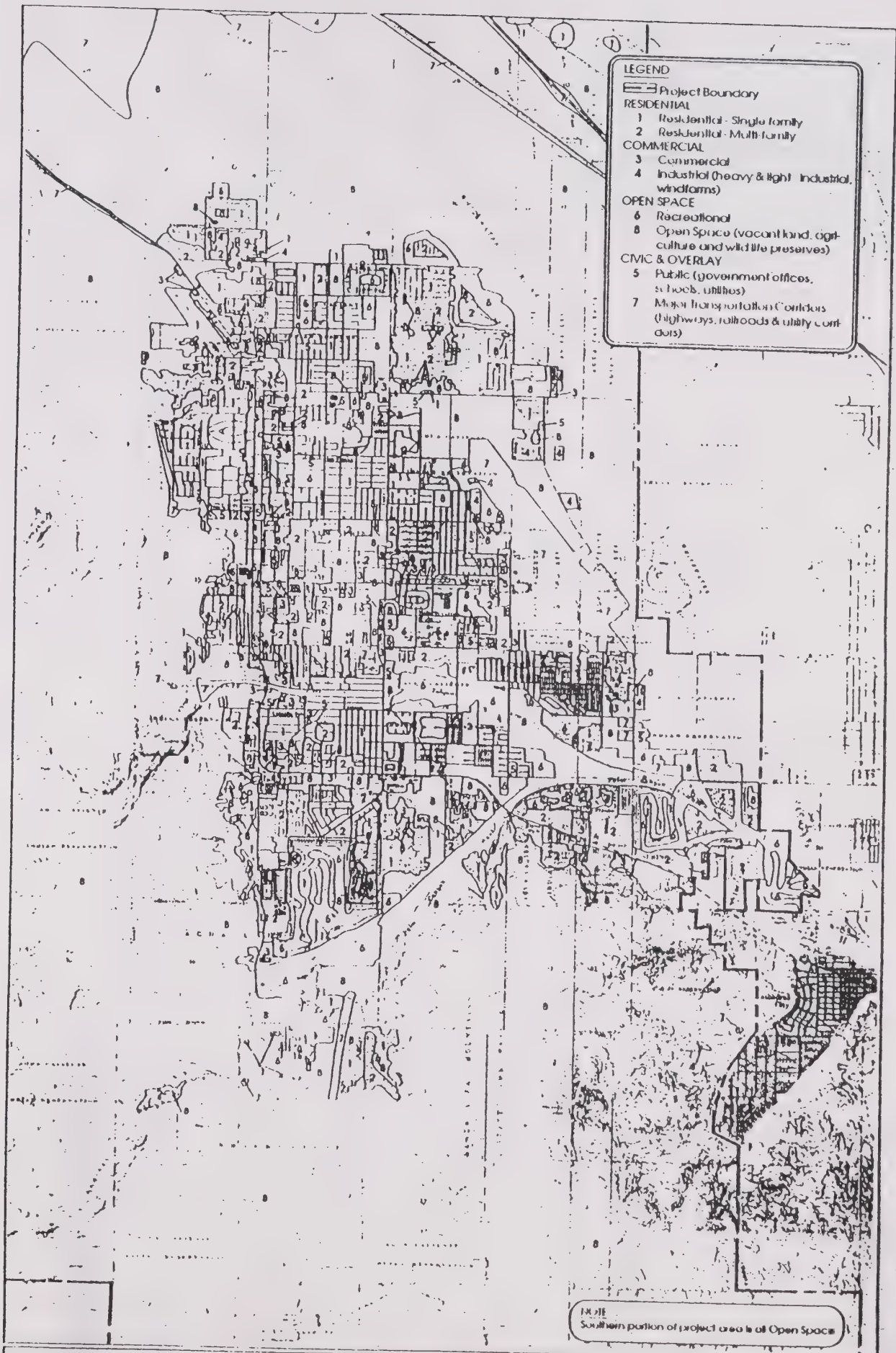
SCALE IN

LAND USES

Land use proposals, based on an analysis of existing patterns and discernible developing trends, are directed toward achieving the most desirable utilization of land in conformity with the community's long-range goals of providing a high quality of life for the City's residents and visitors, and maintaining the City's role as a business, economic and cultural center in the Coachella Valley and a major tourist destination. The proposals are the basis for estimating resident and tourist population at ultimate development of residential and hotel areas.

This Plan proposes uses which are highly reflective of the overall pattern and character of the existing uses (see Generalized Existing Land Use maps), and which respect the scenic values of the surrounding desert and mountain terrain. The development of vacant parcels, and the redevelopment of underutilized parcels, within, or adjacent to, the already-developed portions of the City is encouraged prior to the development of new areas because of the impacts to the existing infrastructure (streets, water, sewers, gas, electricity, etc.).

EXISTING LAND USES				
Land Use	Residential Units**	Bldg. Sq. Ft. (X1000)	Acres	% of Total
RESIDENTIAL	38,272	-	6,276	6.1
COMMERCIAL/ INDUSTRIAL	186	6,466	6,811	6.7
OPEN SPACE (Parks & Recreation, Watercourse)	0	0	6,004	5.9
CIVIC	13	1,351	4,454	4.4
VACANT (including Hillside and Airport Noise & Blowsand)	0	0	76,513	74.8
STREETS*	0	0	2,040	2.0
TOTAL	38,471	7,817	102,099	
* Incorporated area only. ** Includes hotel rooms.				



Generalized Existing Land Use - Central City

SOURCE:
AERIAL PHOTOGRAPHY SYSTEMS INC.
BARRY PETERSON & FOX

PALM SPRINGS GENERAL PLAN

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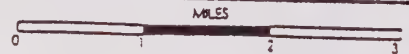




Generalized Existing Land Use - Annexation Study Area

PALM SPRINGS GENERAL PLAN

SOURCE:
AERIAL INFORMATION SYSTEMS, INC.
BUTTE, PENNS & CO.



LAND USES AT BUILDOUT				
Land Use	Residential Units	Bldg. Sq. Ft. (X1000)	Acres	% of Total
RESIDENTIAL**	61,258	1,225	19,055	19.9
COMMERCIAL/ INDUSTRIAL	4,533	37,291	6,563	6.4
OPEN SPACE (includes Conservation, Desert, Parks & Recreation and Watercourse)	13,289	1,056	73,361	70.7
CIVIC	404	2,242	1,080	1.0
STREETS*	0	0	2,040	2.0
TOTAL	79,484	41,814	102,099	
* Incorporated area only. ** Includes hotel rooms.				

Land use decisions must balance the increasing demand for new areas where development may occur with the need to preserve the environment upon which the population depends. Residents rely upon the environment for water supply, wildlife, recreation, and waste disposal, plus a place to live and work. Thus, regulated land use decision-making that considers both the community's desires and human needs is essential.

This section describes official City policy for the location of land uses and their orderly growth and development. It serves as a guide for both public officials and private citizens to draw conclusions regarding the best use of land. To the private citizen, it sets forth the type of neighborhood that can be expected, the location and type of service facilities available, and the time and distance required for travel to necessary activities. To the public official, it serves as the framework for providing public facilities and services, and for directing new development. Also, this section serves as a basis for definition of short-range and long-range capital improvements programs. Complementing this section is the Land Use Map which is a diagram illustrating the location of each of the land use designations described herein.

Goals

- 3.A. A physical environment which provides for the housing, employment, business, service, recreational, social, cultural, educational and entertainment needs of the City's residents and visitors while maintaining and enhancing the high quality of life and experience as a world-class resort.
- 3.B. A physical environment through the City's land uses which preserves existing unique physical, economic and social assets and provides for new development opportunities which complement and are compatible with and enhance these assets.
- 3.C. A physical environment through the City's land uses which maintains and enhances the City's role as a business, economic and cultural center in the Coachella Valley and a major tourist destination.
- 3.D. A physical environment through the City's land uses which establishes Palm Springs as a unique and special place in the southern California region with a downtown area which is characterized by its "village" environment wherein social and pedestrian interactions are promoted to enhance tourism and the small-town experience enjoyed by its residents.

Objective

- 3.1. New land use development which is reflective of and complements the overall pattern and character of existing uses, offers opportunities for the intensification of key "targeted" sites and mitigates any adverse impacts.
-

Policies

- 3.1.1. Ensure that all development in each zone adheres to or exceeds all requirements and standards specified for that zone. Any lot created in compliance with applicable laws and ordinances in effect at the time of its creation may be used as a building site.
- 3.1.2. Encourage the exchange of public and private lands in order to consolidate holdings and to eliminate dysfunctional parcels in order to permit the orderly development and conservation of areas appropriate for each function of the land.
- 3.1.3. Limit development, in terms of total numbers of dwelling units and ancillary uses, to the capacity of the infrastructure needed to support the City's residents and visitors safely at maximum occupancy.
- 3.1.4. Allow modification of permitted uses and/or development standards for (a) development projects which expand existing facilities or introduce new uses which are considered to be of significant importance (municipal revenue, tourism, historical use, socially valued use, etc.), (b) contribute significant benefits to the City, and/or (c) whose architectural design is of unusual merit and will enhance the City, provided that:
 - a. impacts of the modifications can be mitigated,
 - b. the use of additional height will reduce the impacts of bulk along the sidewalk, street and adjacent properties, increase the ground level open space, result in a structure of variable heights, and/or create additional view corridors, provided that the additional height does not adversely impact adjacent uses, and

- c. the modifications shall be reviewed with public hearings by the community and approved by the Planning Commission and City Council in conjunction with a Conditional Use Permit, Planned Development District or Specific Plan application.

- 3.1.5. Require that new development mitigates impacts on the City's housing, schools, public open space, child care facilities and other public needs.
- 3.1.6. Ensure adequate public review and input for all development projects which potentially impact the community.
- 3.1.7. Ensure that development in each land use neighborhood and district respects the integrity of that district.
- 3.1.8. Ensure that development does not overwhelm natural features, especially the washes and the views of the mountains.
- 3.1.9. Development regulations and standards shall apply to all lands, whether located on public or private streets.
- 3.1.10. No land shall be modified for buildings prior to the approval by the City of a grading plan for the proposed structure based on an approved site/master plan.

Objective

- 3.2. In-fill growth in those areas which have already undergone substantial development prior to encouraging development in outlying areas.
-

Policies

- 3.2.1. Infilling is to be encouraged within the currently developed portions of the City; the extension of urban growth (residential development at a density equal to or greater than one unit per acre, commercial sites in excess of one acre, and non-agricultural industrial development) into undeveloped areas will be phased logically according to the following development criteria:
 - a. availability of services (including streets, water, sewer and emergency services);
 - b. logical extension of services;
 - c. contiguity with existing development; and
 - d. conformance with an approved Specific Plan or Planned Development District or other City approval.

Area Plans

The Land Use Map delineates several areas in the City's planning area for Area Plans. This designation, overlaying generalized land uses, circulation systems, and the like, is established in order to direct additional research prior to development of a property or a related group of properties. The reasons for the Area Plan overlay may include environmental sensitivity, delivery of service questions, avoidance of premature subdivision or prospects for special development of destination resort facilities.

The underlying Land Use is established as a baseline for environmental analysis and may be altered upon completion of the specific planning required for the area. The area plan may take the form of either a Specific Plan or a Planned Development District as required. However, where the area plan is intended to be processed and adopted as a General Plan Amendment, a Specific Plan shall also be required.

A **Specific Plan** is a development plan which may further refine the General Plan. Specific Plans often provide detailed design and analysis of complex mixed-use projects, and indicate specific land use locations and design. A Specific Plan contains text, exhibits and diagrams indicating the distribution, location and intensity of proposed land uses and the necessary public and private urban support systems pursuant to California Government Code Sec. 65450-65457. Such plans shall be adopted prior to any development in the specified areas.

Each Specific Plan also defines the standards and criteria for development, open space and, where applicable, conservation programs. Additionally, the Specific Plan provides a program of implementation measures and financing necessary to carry out the project.

Planned Development Districts (PDDs) are designed to provide for various types of land use to be combined in compatible relationship with each other. It is the intent of a PDD to be in compliance with the General Plan and good zoning practices while allowing certain desirable departures from the strict provisions of the specific zone classifications.

Development areas within areas designated with an Area Plan Overlay on the General Plan Land Use Map, or described in the text of the General Plan, cannot proceed until a Specific Plan or a Planned Development District has been prepared and adopted by the City Council for the entire plan area. In areas where the plan encompasses more than one property, the Plan must be completed and adopted prior to development on any affected property. Either the City or the property owners may initiate the required plan.

- 3.2.2. Potential developable areas of 300 acres or larger (or a portion of such area) shall be subject to the approval of an area plan prior to development. Such plan may take the form of either a Planned Development District or Specific Plan. Proposals for each planning area shall be designed as a total unit prior to the approval of any partial development within that unit; individual structures or land uses which may interfere with proper development of a planning area should not be approved.
- 3.2.3. Prior to the adoption of the required Area Plan, non-intrusive, self-contained and -served uses may be allowed where infrastructure development is not necessary. This allowance may include such uses as caretaker's residences, limited agriculture, primitive campgrounds, excursions and very-low-density residential on lots of record of 160 acres or greater.

Requirements for certain areas are outlined as follows:

Canyon Park

A specific plan (Specific Plan #1) has been approved to construct a destination resort, known as Canyon Park Resort & Spa, which will include a guard-gated residential enclave with estate homes; a resort hotel, including a spa and fitness complex; an 18-hole championship golf course and clubhouse; and accessory recreational and commercial facilities. The site comprises 746 acres on S. Palm Canyon Drive, southerly of Murray Canyon Dr. For detailed information, refer to the files for Specific Plan #1 in the Department of Planning & Zoning.

Chino Cone

Nowhere in this country is there a site with the abrupt transition from desert to mountain so spectacularly defined. Chino Cone offers an unparalleled dimension in recreational and resort living potential. Recognizing the dynamics of the Tram itself, the recommended land uses are those which should complement the Tram and stimulate development of the highest quality. Further included as an integral part of this General Plan is the firm recommendation that all development to take place in this magnificent area be required to respect and conform to the special characteristics of the site and the total Palm Springs environment.

Requirements for Area Plan:

1. A roadway alignment study of Tram Way which addresses the permitted density of development and safety. Plans for a special roadway section within a 100-foot right-of-way shall be developed.
2. A full Environmental Impact Report with focus on 1) infrastructure development (including circulation) and its impacts, 2) biological concerns including, but not limited to, threatened, rare and endangered plant and animal species, 3) visual and cultural resources, 4) drainage, and 5) wildfire hazards.
3. Either a Specific Plan or a Planned Development District may be submitted. The requirements outlined above must address the relationship with the entire area.
4. Target land uses include high-end residential, large-scale destination resorts and commercial recreation.

Palm Hills

In July 1970, the City of Palm Springs annexed this area of 34 square miles in the San Jacinto and Santa Rosa Mountains. The Palm Hills Study (1974) was commissioned with the directive that the main emphasis be the preservation of the environment while encouraging the development of resort and residential, and accessory, uses. To achieve this objective, the City secured professional advice to assist in reviewing the natural systems that presently exist and to minimize the primary impacts that development would have on these systems.

The resultant land use plan, based on an extensive task force study shortly after the Palm Hills area was annexed into the City, illustrated the most intense activity which could be accommodated. The proposed distribution and intensity of land uses shown were to be considered only if based on detailed analysis and if such a plan could resolve all of the goals and objectives of the General Plan.

This General Plan also recognizes that to design a land use pattern that is compatible with the very complex ecological systems (plant, animal, land form, drainage, etc.) will take intensive, site-specific analysis far beyond the scope of a general plan-level study. Any land development in Palm Hills will require the approval of a Specific Plan(s). To assist in the creation of such a plan(s) and to help the Planning Commission and the City Council in decision-making, the General Plan includes studies related to biology, cultural resources, geotechnic concerns and traffic. The purpose of a Specific Plan will be to establish a land-use pattern consistent with the stringent goals and objectives of this General Plan. The specific plan is both a tool and a protective program to provide the further detailed study necessary to assure the appropriateness and compatibility of any specific development proposal.

The City of Palm Springs recognizes the efforts of the Bureau of Land Management, the Coachella Valley Mountains Conservancy and other groups to preserve the Santa Rosa Mountains in their natural state. The City's General Plan is set forth with the precept that limited high-quality development can occur in the Palm Hills area and coexist with the general goals of conserving natural resources. While the City will be working to implement its General Plan, it will cooperate with these groups to facilitate conservation to the extent that such cooperation is consistent with this General Plan.

Intent: To create the highest quality resort and residential area in the Coachella Valley while maintaining environmental sensitivity and developing a methodology for multi-property owner participation. Land uses shall emphasize the concepts of cluster development modules for permanent residential uses and Large-scale Resorts. Credit for density transfer shall be awarded where sensitive biological habitats, including hillsides, washes, canyons, etc., are protected and dedicated as permanent open space. To implement this intent, an innovative and interactive planning process will be necessary which will involve and analyze all the factors effecting development in Palm Hills.

Specific Plans shall be adopted entailing the following elements:

1. The minimum area to be addressed by a specific plan is delineated as one of four (4) sub-areas on the Palm Hills General Plan Map. The Plan should be a cooperative effort of the affected properties and shall address the expected potential(s) of any subarea(s) to the north of the subject subarea, including growth-inducing and cumulative impacts. The approval of any Specific Plan for the Palm Hills area shall include a finding that such plan is consistent with the goals and policies of the General Plan. The boundaries of the Specific Plan areas may be altered to consider logical access and infrastructure requirements; smaller subareas may be allowed to submit independent specific plans if it can be demonstrated that there is no planning relationship with the larger subarea and if the planning of the larger subarea will not be negatively affected.

2. Engineered (schematic) roadway alignments showing rough cut/fill, bridges and animal pass-thrus, gradients and visual impacts. Traffic mitigation shall be analyzed including the alternative of aligning the main access road with Gene Autry Trail, controlled access (tolls, etc.) and lane restrictions. Area Plans for Palm Hills must mitigate any impact to the City's circulation system to Level of Service "D" ("E" on E. Palm Canyon Dr.) or better or shall not be approved.
3. A program for infrastructure financing.
4. A full Environmental Impact Report with a focus on biological concerns including, but not limited to, threatened, rare and endangered plant and animal species, infrastructure development (including circulation) and its impacts, visual resources and drainage. Area Plans for Palm Hills should mitigate any impact to biological habitats to the satisfaction of the City or may not be approved.
5. A cooperative program for the exchange of public and private lands for the purpose of creating both proper development areas and viable habitat conservation areas; the City shall assist in the development of such a program. Public lands which are not used as part of a development project may not be credited, for density transfer purposes, to an off-site development.
6. A program for the permanent preservation of open space, with the purpose to mitigate wildlife habitat loss and to provide recreation amenities, in accordance with the programs of the Bureau of Land Management, the State Park proposal, the Santa Rosa Mountains Conservancy Plan, the Bighorn Sheep Management Plan and any other active conservation program/plan to the extent that they are not in conflict with this General Plan. In order to preserve the scenic beauty, the frontal slopes of the Santa Rosa Mountains which are visible from the desert floor shall be preserved as open space.
7. Target land uses and number of units:

[Except as noted, land use is governed by the following descriptions and by the policies of the General Plan, and is not shown on the map. The required Specific Plan(s) shall provide a detailed land use plan; the ability to develop the target number of units is dependent upon compliance with the goals and policies of the General Plan, and upon the future availability of public lands for exchange or development. Units should be concentrated in areas with natural slopes of 10% or less in steepness with overall density in such areas in the range of 1/2-2 units/acre. No units may be assigned to areas with natural slopes in excess of 30%. Densities in areas with slopes between 10% and 30% shall generally be between one unit/2 1/2 acres and one unit/20 acres.

Each Specific Plan shall develop a detailed density allocation formula to assign units to individual properties in a manner meeting the criteria of this section, and also assure that the units are fairly allocated to all properties with development potential. Properties first proposed for development shall not capture a disproportionate share of the potential development assured under the Specific Plan, but nothing herein shall prevent the City from considering the drainage, wildlife habitat and slope characteristics, and other goals and policies of the General Plan in reviewing the development of such allocation formulae.

The Bureau of Land Management has developed the position that none of its holdings are to be developed or traded for development or used to provide access to development where such access may harm sensitive animal species. The target numbers established herein for analytical purposes may be modified by the City by General Plan Amendment provided that the resultant impacts of any alternative under a specific plan can be effectively mitigated.]

- PH-1 - Resort Hotel, Attached & Detached Residential
Target - 1200 units (3000 population)
- PH-2A - Resort Hotels, Golf Courses, Attached & Detached Residential, and Accessory Commercial/Service Uses
Target - 1840 units (4600 population)
- PH-2B - Resort Hotels, Golf Courses, Attached & Detached Residential, and Accessory Commercial/Service Uses
Target - 960 units (2400 population)
- PH-3 - Attached & Detached Residential, and Accessory Commercial/Service Uses
Target - 1000 units (2500 population)

Target Number of Units - 5000

Target Population Range - 3,350 - 12,500

Snow Creek

Snow Creek is a resort community characterized by compact rural, low-density development. The community is within a cove formed by Snow Creek Canyon providing residents with seclusion and excellent scenic quality; below it lies an undeveloped alluvial fan. The Canyon also provides a significant wildlife habitat and shelters prehistoric resources. Access to open space provides the potential for equestrian and hiking activities; the Pacific Crest Trail skirts the community.

Requirements for Area Plan:

1. A roadway study of Snow Creek Road which addresses all-weather access.
2. A full Environmental Impact Report with focus on biological concerns including, but not limited to, threatened, rare and endangered plant and animal species, infrastructure development (including circulation) and its impacts, visual resources and drainage. Area Plans for Snow Creek must mitigate any impact to biological habitats to the satisfaction of the City of Palm Springs or shall not be approved.
3. Public access to open space shall be preserved.
4. Either a Specific Plan or a Planned Development District may be submitted. The requirements outlined above must address the entire overlay area.

Palm Springs Classic

This area consists of approximately 450 acres located east of the Palm Springs Regional Airport with access to Gene Autry Trail. This is one of the few vacant areas in the central portion of the city which is large enough to provide integrated development of needed land uses such as corporate business centers, a large-scale resort and commercial recreation; these uses are ideal for this property given its airport location and excellent access. The Mid-Valley Transportation Corridor may also directly serve this property with a connection at the Alejo Road extension. Development of this area under its current fragmented ownership pattern will result in a lost opportunity for a significant economic/community development benefit.

Requirements for Area Plan:

1. A Specific Plan (or a Planned Development District, provided ownership of a majority of the properties has been consolidated) must be submitted.
2. Target land uses: corporate business centers; large-scale resort (including a mid-high market destination hotel); golf course.

Smoke Tree

The Smoke Tree Village Shopping Center, originally constructed in 1965, is located at the southeast corner of Sunrise Way and Highway 111 and contains a supermarket and drug store connected by shaded outdoor walkways and courtyards to a group of small independent retail shops. The center is ideally located to serve the needs of surrounding residential neighborhoods, hotels and apartments and is characterized by its intimate scale, pedestrian orientation and vibrant human activity. Over time, other service facilities including banks, restaurants and a gasoline station, have located along the East Palm Canyon corridor but have retained a relationship to the original shopping center through a common access road, interconnected surface parking areas, and architectural design. The Area Plan encompasses the existing Shopping Center and related businesses as well as the vacant lands east of the existing center. The Area Plan presents a unique opportunity for new development to incorporate and expand the intimate pedestrian friendly ambiance of the existing Smoke Tree Village Shopping Center.

The purpose of the area plan is to create a unique mixed use shopping center characterized by an intimate, pedestrian oriented design theme. To achieve this, the Area Plan seeks to encourage the development of new retail shops and restaurants with pedestrian oriented site design and architectural features, to encourage the renovation and improvement of older facilities, and to encourage the establishment of new hotel facilities and creates an opportunity for multi-family residential facilities. In addition, the Area Plan seeks to improve vehicular circulation within the Center and eliminate frontage roads. Ultimately, implementation of the Area Plan is expected to result in an expanded shopping center with greater diversity of services, with visual and functional cohesion, and which effectively integrates pedestrian oriented shopping, dining, multi-family residential and hospitality services.

Requirements for Area Plan:

1. The area plan is subject to the following use restrictions:
 - a. Only one supermarket is allowed.
 - b. Home Improvement Centers over 40,000 square feet are prohibited.
2. A traffic study shall be performed with recommendations for improving east-west circulation within the Center and removal or reconstruction of the existing frontage road. In particular, the traffic study shall address existing traffic problems, frontage roads and improved intersection geometries at Barona Road.
3. Renovation and expansion of the Smoke Tree Inn is encouraged.
4. Site planning, landscaping, and architectural designs should incorporate pedestrian oriented amenities including walkway connections, outdoor seating areas, and food courts. Integrated interior and exterior spaces are also encouraged. Designs should incorporate shade trees, shade structures, small fountains, misters and similar techniques which make outdoor areas comfortable year round.
5. The use of alternative modes of transportation including electric cars, bicycles and pedestrian means are encouraged. Site plans should incorporate bicycle racks, bike trails and walkways with connection to adjacent facilities, and charging/specialized parking facilities for electric vehicles when and if market conditions are present.
6. Site planning and landscape design should integrate enhancements for East Palm Canyon Drive in accordance with the City's scenic highway requirements.
7. That an overall site master plan shall be submitted and approved pursuant to Section 93.03.00 Planned Development District of the Zoning Ordinance for the current vacant properties prior to approval of any subdivision maps, architectural approval applications, conditional use permits, or other development permit applications.
8. That the maximum building height shall be 30 feet.

Land Use Density/Intensity					
LAND USE	DENSITY (dwelling units/acre)	POPULATION	FLOOR AREA RATIO	BLDG. HEIGHT (feet)	LOT COVERAGE (%)
RESIDENTIAL					
R .2/.4 - Rural Residential	.2 - .4	2.52 C	-	26 (30*)	25
L 1 / 2 Very Low Density	1 - 2	2.52 C	-	26 (30*)	30
L4 Low Density	3 - 4	2.52 C	-	18 (30*)	35
L6 Low Density	4 - 6	2.52 C	-	18 (30*)	35
M8 Medium Density	6 - 8	1.90 C	-	24	50
M15 Medium Density	12 - 15	1.91 C	-	24	50
H30 Medium High Density	21 - 30	1.99 C	-	30 - 60 100 I	55 (40 H)
H 43/21 High Density	30 - 43 (86 I)A 15 - 21 B	1.99 C	-	30 - 60 100 I	55 (40 H)
H 43/30 High Density	30 - 43 (86 I)A 21 - 30 B	1.78 C	-	30 - 60 100 I	55 (40 H)
CDL 6 Density Controlled	3 - 6	1.90 C	-	25	35
CDL 8 Density Controlled	3 - 8	1.90 C	-	25	35
LSR Large-Scale Resort	10 - 30	10 - 30 D	-	30 - 60	25
COMMERCIAL/INDUSTRIAL					
CBD Central Business District	30 - 43 (86 I)A 21 - 30 B	54 D	1.00 (.38 E)	30 - 60	-
NCC Neighborhood Convenience Center	-	38 D	- (.28 E)	30	60

CSC Community Shopping Center (Commercial)	-	30 D	-(.28 E)	30	60
CSC Community Shopping Center (Hotel/Multi-Family Residential)	43/21	1.99C	-	30 - 60	55(40H)
RC Resort Commercial	30 - 43 (86 I)A 15 - 21 B	49 D	-(.28 E)	35	95
P Professional	12 - 21 B	73 D	-(.28 E)	24 - 60	60
GC General Commercial	-	49 D	-(.28 E)	30	60
HC Highway Commercial	30 - 43 A	44 D	-(.28 E)	30	60
BI Business Industrial **	30 - 43 A	24 D	-(.23 E)	30 - 60	60
OPEN SPACE					
C Conservation	1 / 20	2.52 C	-	30	10
D Desert	1 / 5 - 3 ½	1.90 C	-	15	10
PR Parks & Recreation	-	-	-	24	10
W Watercourse	-	-	-	-	-
INSTITUTIONAL & PUBLIC					
CD Civic District	-	78 D	-(.28 E)	30	60
A Airport	-	1 D	-	60	10
Notes: A - Hotel Density B - Multi-Family Dwelling Density C - Per Permanent Household (63% of Total) D - Employees/acres E - Estimated expectation only H - High-rise I - Indian Land * - Hillside ** - See Policy 3.30.14					

RESIDENTIAL LAND USES

To allow the option of an economy based on visitor appeal, standards of residential development (and all other development) must be kept at a high level and continually refined and upgraded. The character of residential development in all density categories and lifestyles has continued to lure those seeking to live or to visit Palm Springs. The main elements of this character, as established through preference and reflected in zoning regulations, are low profile in all development, set requirements for minimum amounts of open space and recreation area, and protection from encroachment of low quality development and incompatible uses.

The Plan provides for residential densities which range from one dwelling unit per 160 acres to 43 (potentially doubled on Indian land) hotel units per acre. To maintain the City's existing low-density residential character, the majority of the urban area has been designated for "Low Density Residential" at four dwelling units per acre or less. However, due to density allowances in the central core, the number of residents living in attached units about equals the number living in detached units.

POPULATION DENSITY STANDARDS

The General Plan indicates standards for property development in terms of "density," that is, dwelling units per gross acre. This technique is employed in order to be able to forecast the requirements for schools, parks, local commercial areas, utilities and other public facilities.

It is not the intent of the Plan that all the developments within any of the planning areas be uniform in type, for a mixture of dwelling types is not only possible but desirable. The mixture could include single-family detached units, townhouses, and some higher density units in the form of apartments. The critical feature of this type of development is the relationship between the different intensities of residential use and the open spaces and amenities that should be provided. It is, for example, important that the higher densities be nearby both parks and convenience shopping areas where the residents can enjoy some of the facilities that are usually lacking in the typical high-density areas in many urban settings.

The simplest application of the density provision would be in the areas where the standard is, for example, "one dwelling unit per net acre." Here the parcel of land for the individual residence could be much less than an acre in size when the homes are grouped about a golf course, an equestrian area or some similar open space. The developers, in a typical section containing 640 acres, would be permitted to distribute the 640 dwellings in groups or on the size

of parcel that is a function of the land before schools, parks and open spaces are subtracted from the total.

Using density ranges allows flexibility in using zoning, planned developments and specific plans to implement the Land Use Plan. The densities established for the Rural & Very-Low Density Residential classifications simply designate the maximum number of dwelling units per gross acre that are permitted when all other requirements are met.

The density ranges established for the Low-, Medium-, Medium-High-, and High-Density residential categories are not meant as "minimums" and "maximums". The lower "threshold" figure for each of these categories represents a "guaranteed" density, provided all other required conditions can be met, and the higher figure represents a potential maximum that could be located in each area if certain criteria are met, reviewed on a project-by-project basis. In other words, the density allocation for any project starts at the low end, and, if a higher density is desired, the proposed development must demonstrate qualities above the minimum development standards to achieve a higher density. The purpose of this concept is to ensure that the city continues to achieve the high-quality development for which it is known. The city may formulate general design guidelines for residential uses to assist developers and their architects in the preparation of their plans and facilitate project review. Such design guidelines may be more, but shall not be less, stringent than any General Plan criteria contained herein.

In addition to any other standards established in this General Plan, projects which are worthy of the higher density designation will be judged according to the following criteria. The level of density increase granted will depend on the extent to which higher standards are provided:

1. Quality architecture, which includes appropriate (to the desert architectural styles) detailing and materials, and people-friendly elements such as bay windows, stoops, recessed windows, porches, arcades and, where appropriate, balconies.
2. Emphasis of the importance of the relationship of the housing project to the context of its neighborhood, or the creation of a distinctive character and environment for the neighborhood where none exists.
3. Inclusion of open space in excess of the minimum requirements, especially untouched natural areas, which serves as a focus or design element for the housing units to that space. Design of the open space shall give it a distinctive character created through special landscape elements such as fountains, reflective pools, decorative paving, courtyards and entry elements.

4. The creation of larger building sites through lot consolidation where small, substandard, or irregular lots currently exist.
5. Minimization of parking facilities (including single-family residence garages), designed to be architecturally sensitive to the streetscape.
6. Development of, or provisions for, social/cultural amenities (on- or off-site) such as parks, recreation centers, schools and day-care centers.
7. The preservation of unique and desirable natural and man-made resources.

The following base figures from the 1986 Special Census have been used in projecting population levels as the City continues to build out:

Single detached dwelling: 2.52
Single attached dwelling: 1.90
Duplex unit: 1.91
Triplex unit: 2.05
Fourplex unit: 1.93
Multiple-family unit (5-9 units/complex): 1.99
Multiple-family unit (10+ units/complex): 1.78
Mobile Home: 1.69
Composite Average: 2.14

It is expected that 29% of the total housing units will be used on a seasonal, or part-time, basis. A total vacancy rate of 10% is anticipated to continue.

Objectives

- 3.3a The development of new housing, including hotels and other accommodations for both the short- and long-term visitor, in all areas of the City, while protecting the character and scale of existing residential neighborhoods.
 - 3.3b Sound, healthful and attractive residential areas based on the low-density space and occupancy standards appropriate for Palm Springs and the open desert character of Palm Springs living.
 - 3.3c The development of school, park, and other necessary facilities well-related to residential areas.
 - 3.3d The provision of residential land uses in and adjacent to the downtown area.
 - 3.3e Sensitive interfaces when mixing residential and compatible non-residential uses.
-

Policies

- 3.3.1. Encourage developers to design residential projects which maintain the scale and rhythm of the existing adjacent lot divisions and building siting or use other creative design and planning solutions which establish and maintain a distinctive character and environment for existing residential neighborhoods.
- 3.3.2. Encourage developers to achieve a high level of architectural and community design of all residential development, using high-quality building materials and achieving long-term desirability, which is reflective of the City's design heritage. Ensure that new development is compatible with and complements, in scale and architecture, the natural surroundings.
- 3.3.3. Encourage the preservation of scenic viewsheds from adjoining properties to a reasonable degree.
- 3.3.4. Allow the transfer of density within planned developments in conjunction with the provision of amenities and permanent open space.
- 3.3.5. Allow for increased building height where it can be demonstrated that no significant impacts result from the increased height.
- 3.3.6. Establish regulations and standards which allow for the development of congregate-care, shared, cooperative and other housing types intended to meet the special needs of senior citizens, the physically-disabled and the homeless.
- 3.3.7. Residential development may exceed the maximum permitted density provided that such development achieves the goals of the Housing Element, particularly the construction of low- and moderate-income housing, senior citizen housing and congregate care projects.
- 3.3.8. Allow for the integration of small-scale commercial uses into planned developments to provide a distinct identity to the residential area and to increase the convenience of neighborhood commercial facilities for the particular development only.
- 3.3.9. Allow for the expansion of resort hotels into adjacent residential zones, or the development of new resort hotels in residential zones, provided that:
 - a. the density of development shall be consistent with the underlying residential zone;
 - b. the development conveys a residential "sense" and complements existing residential structures;
 - c. site access is limited to secondary and major thoroughfares;
 - d. the site is a minimum of 40 acres and has adequate infrastructure available; and
 - e. appropriate social/cultural amenities, such as recreation facilities and conference centers, are included.

Rural & Very-Low Density Residential (densities of two units per acre or less)

Objectives

- 3.4a. The Rural Residential designations of R-.2 (providing for the development of a maximum of one (1) dwelling per five (5) acres) and R-.4 (providing for the development of a maximum of one (1) dwelling per two and one-half (2 1/2) acres) accommodate various types of very-low-density residential development, including large ranch and estate lots, guest ranches and resorts, residential/equestrian uses, and traditional single-family homes.
 - 3.4b. The Very-Low-Density Residential designations of L-1 (providing for the development of a maximum of one (1) dwelling unit per acre), and L-2 (two (2) dwelling units per acre) accommodate various types of low-density residential development, including large estate lots and traditional single-family homes.
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Policies

- 3.4.1. Single-family residences shall be the primary land use and shall be restricted to one residence per lot; attached dwellings may be permitted in cluster development.
- 3.4.2. Limited commercial uses and services, and facilities for the keeping of horses, may be permitted for resident and guest use.
- 3.4.3. Limit new building heights to a maximum of 26 feet with minimum setbacks from property lines equal to the height.
- 3.4.4. Residential structures on lots with a slope of 10% or greater may exceed the height limit if the following requirements are met:
 - (a) the maximum height shall be 30 feet;
 - (b) the windows of a second-story shall be oriented away from the living space, exterior and interior, of adjoining property;
 - (c) views from neighboring structures are protected to the greatest degree possible; and
 - (d) the development site shall be designed so that the structure will fit into the natural landscape; site with uni-level pads shall not be eligible for the additional height.
- 3.4.5. A minimum of 75% of the lot area in Rural Residential areas, and 70% in Very-Low-Density Residential areas, shall be maintained as on-site open space/recreational area.
- 3.4.6. Special street and development standards are encouraged in Rural Residential areas to maintain a "relaxed" rural atmosphere.

Low-Density Residential

Objective

- 3.5a. The Low-Density Residential designations of L-4 (providing for the development of a threshold of three (3) and a maximum of four (4) dwelling units per acre), and L-6 (threshold: four (4) and maximum: six (6) dwelling units per acre) accommodate various types of low-density residential development, including traditional single-family homes.
- 3.5b. The Controlled Low-Density Residential designations of CDL-6 (providing for the development of a threshold of three (3) and a maximum of six (6) dwelling units per acre) and CDL-8 (eight (8) dwelling units per acre) accommodate the development of various types of affordable housing, including traditional single-family homes and multiple-family structures. Development not qualifying as affordable housing shall be limited to four (4) dwelling units per acre.
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Policies

- 3.5.1. Single-family detached units shall be the primary land use and shall be restricted to one unit per lot; attached dwellings may be permitted in cluster developments.
- 3.5.2. Limit new building heights to a maximum of 18 feet and one story. A limited number of units within a planned development may contain a second story if the following requirements are met:
- a. The maximum height shall be 25 feet;
 - b. the windows of the second story shall be oriented away from the living space, exterior and interior, of adjoining units;
 - c. the two-story elements shall be placed toward the south portion of any individual lot; and
 - d. the two-story units shall be located so that they are not visible at the boundaries of the planned development.
- 3.5.3. Residential structures on lots with a slope of 10% or greater may exceed the height limit if the following requirements are met:
- a. the maximum height shall be 30 feet;
 - b. the windows of a second story shall be oriented away from the living space, exterior and interior, of adjoining units;
 - c. the architectural character of the dwelling must be of a high quality;
 - d. views from neighboring structures are protected to the greatest degree possible; and
 - e. the development site shall be designed so that the structure will fit into the natural landscape; site with uni-level pads shall not be eligible for the additional height.
- 3.5.4. A minimum of 65% of the lot area shall be maintained as on-site open space/recreational area.

High-Density Residential

In these areas, both hotels and high-density apartments are proposed. While low- and medium-density residential development would mainly serve permanent families, high-density and hotel areas primarily would serve visitors. It was felt that such facilities would be in great demand in and near the central core, convenient to the major attractions of the community and with easy access to them, to the Airport and the highways. Such proximity means that visitors staying in those close-in hotels could leave their cars in storage during much of their stay, relieving downtown traffic congestion.

Objective

- 3.8. The High Density Residential designations of H-43/21 (providing for the development of a threshold of fifteen (15) and a maximum of 21 dwelling units per acre) and H-43/30 (threshold: 21 and maximum: 30 dwelling units per acre) allow for multi-family apartments and similar permanent housing. Hotels and similar types of resort housing are allowed in both designations with a threshold of 30 and a maximum density of 43 dwelling units per acre. Mixed-use residential/commercial developments in conjunction with adjacent commercial properties may be considered.
-

Policies

- 3.8.1. Require that the design of new residential and hotel development include the following:
- a. a minimum of 45% of the lot area shall be maintained as on-site open space/recreational area.
 - b. incorporation of a minimum area of the required common open space at grade or the level of the first habitable floor;
 - c. design of common open space so that it is easily accessible and of sufficient size to be usable by all residents;
 - d. incorporation of architectural design details and elements which provide visual character and interest, avoiding flat planar walls and "box-like" appearances; and
 - e. protection of privacy and view for adjacent single-family structures with increased setbacks to the second-story mass.
- 3.8.2. Allow the consolidation of abutting residential and commercial parcels into unified mixed-use development projects containing an aggregate site area of at least two (2) acres, provided that:
- a. the total yield of development does not exceed that permitted by the underlying land use classifications;
 - b. at least 50% of the maximum allowable residential density is developed;
 - c. no residential uses are located along the ground floor of the commercial frontage;
 - d. only residential uses are developed along the residential street frontage;
 - e. a planned development is prepared and approved that demonstrates that the project:

- (1) is compatible with and complements adjacent uses;
 - (2) maintains or increases the existing number of residential units and those for low- and moderate-income households or seniors; and
 - (3) adequately mitigates traffic, noise, light and glare and other environmental impacts; and
- f. the project increases the supply of neighborhood-serving commercial uses.

3.8.3. Limit new development to two- and three-story structures; a maximum height of 60 feet may be achieved through the approval of a planned development which ensures that the effects of such height is compatible in scale and character with the existing natural and urban setting. Stricter development standards may be required by ordinance or by condition of the planned development. A maximum height of 100 feet may be achieved on Indian Land.

Large-Scale Resorts

Objective

- 3.9 The Large-Scale Resort designation of LSR provides for the development of large-scale mixed-use resorts which may include guest ranches, hotels or other resort residential uses, along with incidental or accessory commercial uses, for use by visitors or residents.

Policies

- 3.9.1. The site shall contain a minimum of 40 acres and have adequate infrastructure available.
- 3.9.2. The density allowed for a Large-Scale Resort shall be a threshold of ten (10) to a maximum of thirty (30) dwelling units per acre.
- 3.9.3. Site access shall be limited to secondary and major thoroughfares.
- 3.9.4. Building height should be limited to 30 feet. Building height in excess of those in the immediate area, with a maximum of 60 feet, may be allowed where it can be demonstrated that no significant impacts result from the increased height.
- 3.9.5. The site shall contain appropriate social/cultural amenities, such as golf courses, tennis facilities, conference rooms, water-related recreation facilities, and equestrian facilities.
- 3.9.6. A minimum of 75% of the lot area shall be maintained as on-site open space/recreational area.
- 3.9.7. A Planned Development District application shall be required for approval of a Large-Scale Resort.
- 3.9.8. Large-Scale Resorts shall be designated on the Land Use Map by a "floating dot" which does not fix the specific location but allows the Planning Commission and City Council to interact with market forces in determining precise location, timing, size and extent of such resorts. The location is fixed at the time development actually occurs, superseding the underlying land use designation without general plan amendment. The "floating dot" shall not, without general plan amendment, be relocated further than one-half mile from the location shown on the Land Use Map nor shall it be relocated into dissimilar underlying land use categories from that originally intended.

COMMERCIAL LAND USES

The Central Business District will remain the preeminent commercial land use under the General Plan. Ancillary commercial uses for the convenience of the City's visitors will also be permitted in the Resort Commercial and the Highway Commercial categories. Commercial and professional office uses for the convenience of the City's residents are provided for in the Community Shopping Center, the Neighborhood Convenience Center, and the Commercial-Professional categories. Service commercial uses are provided for in the General Commercial category.

Objectives

- 3.10. The continuation of existing and development of new commercial uses which serve the everyday needs of the City's residents and visitors and provide employment for the City's residents and the greater region.
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Policies

- 3.10.1. Allow for the development of food sales and service, general merchandise, apparel and accessories, dry goods, furniture, home improvement and gardening, financial services, personal services, and other uses which provide for the needs of the residents and visitors.
- 3.10.2. Encourage the development of job-generating uses.
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Objective

- 3.11. The continuation and expansion of existing commercial uses which enhance the tourism potential of the City.
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Policies

- 3.11.1 Encourage the development of design furnishings, art galleries and other design-related commercial uses.
- 3.11.2. Encourage the development of restaurants, nightclub/entertainment and other visitor-serving uses.
- 3.11.3. Encourage the development of specialty clothing and merchandise activities and other specialty commercial uses.

Objective

- 3.12. The development of commercial facilities as integrated, attractive "centers", with adequate parking, organized traffic movement for motorists, and safety and convenience for pedestrians.
-

Policies

- 3.12.1. Retail areas shall be concentrated into commercial activity nodes to discourage the development of a "strip" image of unrelieved commercial frontage. Such nodes shall be separated from one another by permanent open space, major landscaped areas or residential land uses.
- 3.12.2. Commercial activity nodes may be designated on the Land Use Map as "floating dots" which do not fix the specific location of commercial centers but allow the Planning Commission and City Council to interact with market forces in determining precise location, timing, size and extent of such centers. The location is fixed at the time development actually occurs with such commercial activity being subject to the policies of the classification of the "floating dot", superseding any underlying land use designation without general plan amendment. Such commercial activity shall be subject to approval of a conditional use permit or planned development district and the appropriate change of zone designation. The "floating dot" shall not, without general plan amendment, be relocated further than one-half mile from the location shown on the Land Use Map nor shall it be relocated into dissimilar underlying land use categories from that originally intended.
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Objective

- 3.13. The development of sites which intermix commercial uses with housing, office, resort or recreation uses.
-

Policies

- 3.13.1. Allow for the development of structures which incorporate residential units on floors above and/or behind retail/office commercial uses in or near the Downtown.
- 3.13.2. Allow for the intermixing of commercial uses and housing on sites elsewhere where abutting commercial and residentially-designated parcels have been combined into a joint development parcel of a minimum of two 2 acres and in accordance with the criteria of Policy 3.8.2.
- 3.13.3. Prevent the mixing of commercial and incompatible non-commercial uses.

DOWNTOWN/CENTRAL BUSINESS DISTRICT

The Palm Springs downtown area enjoys a world-wide reputation as a fashionable pedestrian-oriented commercial center. It is also both the retail heart and the cultural and historical center of the community. Recently the downtown's economic position has been challenged by emerging commercial centers elsewhere in the Coachella Valley after enjoying over five decades as the Valley's primary economic center. In addition, expansion of the tourism industry has resulted in a decentralization of visitors throughout the valley and a need for a more active overall approach to attract quality shops and shoppers.

In order for the Palm Springs downtown area to maintain and improve its economic viability, it is necessary to clearly identify its advantages and disadvantages in the market place from a local to an international scope; to identify the various roles of the City, the merchants, the property owners and the various associations that play a part in this area to provide the fullest possible range of retail, service and entertainment experiences; and to devise plans, programs and standards that are as much as possible the product of a consensus view of the various players.

Goals

- D.3.A. Establishment of the areas along Palm Canyon Drive and Indian Canyon Drive between Alejo and Ramon Roads as the principal activity center of and "downtown" to the City by the intensification of commercial/entertainment-related uses and urban design improvements to achieve economic, physical and visual unity.
- D.3.B. Organization and integration of all the various elements of the Downtown -- the shopping district, the financial district, the Convention Center, the arts district, the Desert Museum, and the hotels and golf courses -- weaving all these together to create the focus of the "Village".
- D.3.C. A shopping district with a festive atmosphere that typifies the City, where the physical aspects of good access, parking, and compactness are achieved, catering to the pedestrian, and where the beauty of the surroundings and the gracious welcome of the people will make shopping a most delightful recreational experience.
- D.3.D. An environment which integrates shopping with entertainment, cultural events, dining and leisure activities and a resultant tenant mix which will encourage the continued operation of the existing, and attract new, major retailers.
- D.3.E. A strong market share within the Coachella Valley.

ORGANIZATION & PROMOTION

In the world of modern retailing, success has been shaped by the power of aggregating large numbers of businesses under a single masthead. This has improved various aspects of doing business, e.g., collective advertising, identity, controlling "the neighborhood", parking, architecture, storefront and display standards, etc. The modern shopping center has supplanted the traditional downtown throughout the world as the marketplace for most communities typically leaving downtowns to serve as specialized market centers or otherwise to deteriorate.

The City of Palm Springs from its earliest planning efforts realized the power of large-scale shopping centers to erode the vitality of the historic downtown core and took steps to insure that the downtown remained as the main "shopping center" in the City. This effort was generally successful until transportation and evolving development trends created easily-accessible and highly-competitive shopping centers outside but within easy driving distance of the City. Downtown retail sales, as a percentage of regional sales, declined dramatically in the 1980s. This has happened in spite of significant redevelopment efforts and growing numbers of downtown workers. There have been numerous efforts to counter this trend and while many have had some positive impact on the downtown environment, they have fallen short of the desired results.

The nature of the downtown shopping experience has evolved toward a more specialized market niche, that of serving tourists and visitors primarily and local permanent residents secondarily. This is something of an overall generalization since many businesses located downtown do little business with tourists (e.g., banks). But, overall, the average resident tends to think in terms of their shopping needs based on such factors as personal knowledge of specific goods and services, reactions to various advertising and marketing efforts, quality of product, ease of access, safety and ambience to name a few.

This general plan encourages agreement among property owners and retailers to cooperate in a unified downtown and reversal of the propensity to act as individual players. The goal is to create a special market center, serving not only the Coachella Valley, but also western Riverside County and Southern California, and which is identifiable nationally and internationally.

Businesses that are successful downtown generally base their business plans on the local/regional residents while planning on the tourism segment as a "bonus" and are usually found to provide quality goods and services and satisfy shopper's needs described above. To attract patrons there must also be a successful communication with the market for the goods and services being offered. No doubt many businesses with the right goods and/or

services have failed because they didn't communicate with their desired potential market. This communication includes, but is not limited to, advertising (in its many forms), signage, presentation of product, storefront display, attitude of personnel, and value being offered.

The downtown may find increased success by dealing with the many issues any "shopping center" encounters by using a similar unity to that of the modern shopping center. Cooperative efforts could create a larger, more professional advertising program, coordinate operational requirements, control land uses effectively, standardize lease provisions, hours of operation, maintenance standards and more effectively direct the overall market approach of the downtown.

Cooperative efforts could respond to the needs and opportunities in place to properly market the downtown and thereby to make it more competitive. It could include agreements among property owners, merchants and the City to manage their properties and businesses in a highly coordinated way. It could entail the formation of an organization to coordinate functions such as marketing, security, promotions, maintenance, streetscape improvements, parking and the key function of leasing.

Objective

- 3.14. Revitalization of retailing in the downtown through the voluntary establishment of a program(s) which aims toward the coordination of specific downtown activities.
-

Policies

- 3.14.1. Downtown merchants and property owners, and the City, are encouraged to coordinate the following activities:
1. Supervision of physical improvements to streets and facades;
 2. Organization of special events and promotion;
 3. Enhanced maintenance and security;
 4. Overall balancing of tenant mix;
 5. Consistencies in operating hours, and quality in window displays, signage, lighting and other operating characteristics of tenants;
 6. General promotion of retail trade activities, including marketing and advertising programs;
 7. Acquisition, construction and/or maintenance of public parking facilities;
 8. Decorating and/or furnishing music or entertainment in any public area; and
 9. Architectural review and zoning enforcement on selected matters (design of landscaping, lighting, storefronts and signs, and enforcement of zoning matters relating to land use, parking, maintenance and signs).

3.14.2. Downtown merchants and property owners, and the City, are encouraged to coordinate revenue-raising for:

- (a) the acquisition, construction or maintenance of parking facilities;
- (b) decoration of public places;
- (c) promotion of public events which are to take place in public places;
- (d) furnishing music in public places; and
- (e) the general promotion of retail trade activities, including marketing and advertising programs.

ECONOMIC ACTIVITY

The base of the Palm Springs economy is the tourist/convention industry and the downtown area provides shopping opportunities for convention delegates and other visitors. However, the downtown is now only one of many retail centers for Valley residents.

The purpose of this section is to provide a guide for the downtown area in strengthening its position in relation to the other Valley retail centers, specifically by providing a shopping experience that is both enjoyable and interesting, and worthy of additional trips to Palm Springs; and by providing a strong retail core that will attract a wide range of options and choices.

The present retail situation downtown contains some elements of substantial risk to the community if a program to rejuvenate downtown retail is not put in place within the near- to medium-term future. However, the weaknesses that exist in the downtown retail situation do not reflect a weak consumer base; rather it is much more likely that the retail experience that is provided downtown does not meet the expectations of the desired clientele.

Hotels, and other tourist facilities, in Palm Springs, particularly those in the downtown area, are especially dependent upon retail-as recreation because they cannot offer the on-site sport package and instead rely on an off-site relationship with the City's golf courses, tennis clubs and other recreational amenities. However, as a form of entertainment, much of the shopping experience on Palm Canyon Drive is outmoded and deficient in a number of respects. The community has recently expressed the following concerns regarding the vitality of the City's downtown area:

1. the downtown has lost market share within the Upper Valley,
2. the tenant mix has been evolving towards "lowest common denominator" tourist/impulse shops which creates a difficult environment for serious retailers,
3. the physical condition of structures and the quality of the retail presentation is frequently deficient and outdated and is falling behind the increasing sophistication of the client base,
4. similarly, the quality of retail displays, merchandising, and presentation is frequently deficient,

5. in the current environment in the retail industry, the continued operation of all of the major downtown stores cannot be taken for granted,
6. the absence of evening hours downtown is a major drawback to the appeal of the retail district,
7. downtown is not being marketed,
8. there is a notable absence of food and entertainment as a major retail experience for the visitor to downtown, and
9. parking is perceived to be difficult to find by portions of the downtown clientele.

There are certain positive nationwide trends regarding downtowns which are relevant to Palm Springs:

- ** emphasis on reinforcing the existing pedestrian environment,
- ** the fusion of shopping and entertainment (shopping has come to be viewed as a form of entertainment), with theaters coming more into play as major draws,
- ** integration of cultural uses into the retail environment,
- ** emphasis on color, involvement, fun, with a growing sense that traditional malls are boring,
- ** food, both in restaurants, and as a consumer item, has become a prominent focus of color and diversity in retail areas (apart from food retail as a day-to-day necessity),
- ** respect for integration of historic and traditional values into the retail environment both in a physical and programmatic sense,
- ** increased "programming" of space with fairs, parades, promotions, special events,
- ** more specialized retail offerings, with reduced emphasis on catering to the mass market.

In addition, downtown Palm Springs itself has a combination of attributes that can be built upon to rejuvenate retail life:

1. The downtown is located in a market area (the Coachella Valley and Western Riverside County) which is experiencing a rate of population growth which is among the highest in the State of California. The number of seasonal residents will also expand significantly and the hotel room inventory has also been in an expansionary cycle.
2. The strong hotel base in and around the downtown. The availability of this strong available market in direct proximity to the downtown retail base is a major opportunity for retailers.
3. The presence of the Convention Center within a few blocks of the retail core.

4. The seasonality factor in Palm Springs is declining in importance. The trend toward a broadening of the season will create a much healthier environment for merchants.
5. Downtown Palm Springs is the only established outdoor pedestrian shopping environment in the Coachella Valley. The visitor comes to downtown not only to shop, but to stroll, to see other people, and to be seen; this type of street life is not found anywhere else in the Valley and in few places in the world. The pedestrian experience is enhanced by the views of the mountains, the palm trees, the presence of a major cultural facility (Desert Museum), and by the pleasant scale of development.

The Downtown Village of Palm Springs should emphasize a more interactive environment between "shops and streetscape". In this regard, push cart vendors, entertainers and festivals should be presented in a manner consistent with the overall village design theme. Outdoor presentations and events should be colorful and festive, and should draw upon the authentic history of Palm Springs --- including its Indian heritage, Western history and Hollywood/film industry legacy. The living history of Palm Springs is truly unique and can become a major draw to the Village which cannot be convincingly replicated by competing commercial centers or destination resort communities.

The Downtown "Village" of Palm Springs should be encouraged to develop a more highly integrated and broader range of economic activities. Mixed-use development concepts should replace more traditional horizontal clustering of narrowly focused land use activities. In this manner, a tighter weaving together of economic linkages as well as a greater diversity in real estate investment and development opportunities can be created in Downtown. This strategy will help Downtown to become a more balanced mix of uses, which can help to stimulate development during growth periods and can act as a buffer to extreme decline and retrenchment during slower economic times.

Objectives

- 3.15a The fusion of shopping, entertainment and cultural/performing arts components, reinforcing the position of downtown Palm Springs as a multi-purpose destination.
- 3.15b Food service as a prominent focus of color and diversity on the retail areas, both in restaurants and as a consumer item.
- 3.15c The integration of historic and traditional values into the retail environment. Greater diversification of retail offerings, with reduced emphasis on catering to the mass market.

- 3.15d Provision of a strong residential base, including hotels, in and around the downtown, with increased emphasis on the Downtown as a multi-focus center for the year-round resident.
 - 3.15e Lengthening the "season" in order to create a healthier, year-round environment for merchants.
 - 3.15f Enhanced outdoor pedestrian shopping environment by enhancing the views of the mountains, the form of the landscaping, the presence of major cultural facilities, the hours of operation and the pleasant scale and design of development.
-

Policies

- 3.15.1. Encourage a full diversity of high-quality uses, attractive to both the resident and the visitor, including especially retail, entertainment, cultural, food sales and service, offices, furniture, and financial and personal services.
- 3.15.2. Promote the development of a merchandising plan that identifies the tenant types (and specific retail tenants) that should be attracted in order to guide the City in future planning decisions.
- 3.15.3. The initial focus of development and renovation activity should be within three blocks of the corner of Tahquitz Canyon Way and Palm Canyon Drive (a comfortable walk for most pedestrians) to achieve maximum impact on the retail district.
- 3.15.4. New retail development within the Historic Village Center should be oriented to the existing pedestrian spine, except for, perhaps, major retailers and food service tenants which have the potential to attract additional destination customers into the Downtown.
- 3.15.5. The street level space within the Historic Village Center and the Fashion Plaza should be limited to high-intensity major uses. Ground-level offices should be concentrated south of Baristo Road, north of Amado Road and along Indian Canyon Drive. Smaller infill offices may be allowed in all areas where the overall pedestrian environment would not be jeopardized.
- 3.15.6. Encourage a wide array of eating and drinking facilities that are oriented to the pedestrian environment. Such facilities should offer live entertainment well into the evening hours and include a mix of exclusive and popularly-priced attractions. Many should offer outdoor dining in settings that are attractively designed and landscaped.
- 3.15.7. Cultural uses should be encouraged within the downtown area. The Palm Springs Desert Museum and the Village Green Heritage Center shall be enhanced as important downtown cultural facilities.
- 3.15.8. The Plaza Theatre should be maintained for use as a multi-purpose community performing arts center for film festivals, premier showings and live stage productions, while preserving its historical integrity.
- 3.15.9. Additional theater screens should be encouraged particularly as anchors attracting large numbers of patrons to a larger marketplace.
- 3.15.10. Provide for a marketplace as a significant retail anchor oriented to the sale of specialty food and related products such as flowers and housewares. Tenants could include cafes and restaurants.
- 3.15.11. Promote, and provide for, special events such as arts and crafts fairs and concerts within the downtown.

- 3.15.12. Promote nearby attractions which can be marketed as part of the downtown experience such as the Indian Canyons and the North Palm Canyon art galleries; a shuttle route should be maintained to provide access to these attractions.
- 3.15.13. Provide for seasonal vendors, outdoor exhibits, and flower and produce markets to draw local residents downtown.
- 3.15.14. Encourage retailers to operate during the evening hours to provide improved shopping opportunities for residents and visitors. Support evening retail operations by providing for nightclubs/sports bars, theaters, restaurants and street entertainers which will be active during the evening hours.
- 3.15.15. Security should be enhanced by providing upgraded lighting of parking areas and buildings, using soft building wash and landscape lighting, decorative pedestrian lighting and by providing for a visible contingent of beat police during the evening hours.
- 3.15.16. Provide for a full-service visitor information center within the Welwood Murray Memorial Library building; including public restroom facilities.
- 3.15.17. Accommodate housing units, including high-quality housing, on the second level or higher or to the rear of buildings provided that the residential and commercial spaces are fully separated, the impacts of noise, odor and other adverse characteristics of commercial activity can be adequately mitigated, and a healthy, safe and well-designed environment is achieved for the residential units.
- 3.15.18. Encourage higher-density housing at the perimeter of the downtown retail area.

Circulation

With the Highway 111 designation removed from Downtown Palm Springs, increased emphasis on the local access function of Downtown streets, as opposed to the through traffic movement function, should be realized. Off-Street Parking in Downtown Palm Springs should ultimately be accommodated in public structures faced with retail or other commercial space along the street frontages. A shared parking approach should be emphasized within the Downtown "neighborhoods".

Palm Canyon Drive should be improved as a "shopping boulevard", featuring decreased pavement width, narrowed intersection widths, parallel and/or angled parking bays and mid-block pedestrian crossings and pedestrian transition zones. Indian Canyon Drive should similarly be improved to create a pedestrian- and shopper-friendly atmosphere; these improvements would help the major streets to function together as a corridor, rather than as separate shopping and traffic streets, thus enhancing downtown traffic operation. Ultimately, smooth traffic flow and the corresponding street improvements would encourage business opportunities downtown. Indian Canyon Drive and Belardo Road should serve as feeder streets to off-street parking facilities as well as to commercial facilities.

Objectives

- 3.16a. Efficient circulation through the downtown to support the Downtown as the primary retail center.
 - 3.16b. Improved perception of parking availability, including the provision of additional parking where necessary and more effective utilization of existing parking areas.
-

Policies

- 3.16.1. Palm Canyon and Indian Canyon Drives shall be designed to provide an environment which is more suited to slower traffic and more frequent pedestrian crossings.
- 3.16.2. The cross streets (Amado, Andreas, Arenas, etc.) between Belardo Rd. and Indian Canyon Dr. could play a special role as a combination street and parking lot and/or pedestrian zone.
- 3.16.3. A transit route (bus, jeep, jitney, people-mover) to circulate people between the Downtown, hotels, office centers, key activity centers (Convention Center, Airport, etc.) and Downtown-oriented residential areas should be developed.
- 3.16.4. Pedestrian links should be provided to connect the downtown with the Convention Center and should have the following components: (1) signage/landscape/streetscape, and (2) development or renovation of retail/restaurant facilities along the link.
- 3.16.5. Pedestrian street crossings should be provided at mid-block locations where the distance between street intersections is in excess of 1,000 feet. Such crossings should be signalized and provided with special decorative paving.
- 3.16.6. Truck and service traffic should be prohibited from Palm Canyon Drive between the hours of 11 a.m. and 10 p.m.
- 3.16.7. Establish and maintain parking requirements to provide sufficient parking to serve the Downtown as a whole, including employee and visitor parking needs. Provide requirements which encourage entertainment, restaurant, outdoor dining and other uses which are the important economic activities in the Downtown. Provide for a singular parking space requirement for mixed-use developments or for properties using joint-use parking facilities.
- 3.16.8. The provision of common parking facilities should be encouraged over the provision of on-site parking. Pursue joint use of existing private parking facilities for public use in off-hours together with joint development of public-private parking facilities either as a part of a proposed development project or as a free-standing facility.
- 3.16.9. Create a Parking District(s) that can provide and manage parking facilities supported by an assessment to each property within the District(s). Provide for a singular parking space requirement for those properties which participate in the Parking District(s).
- 3.16.10. Parking structures shall be designed to complement the scale and activity levels of the immediate area. Major parking structures and facilities should not impact Palm Canyon Drive either by their mass or their access patterns. Primary vehicular access shall be from Indian Canyon Drive,

Belardo Road and the side streets, with direct, exclusive pedestrian access to Palm Canyon Drive, provided with special paving, landscaping, architectural elements, and directional signing.

- 3.16.11. Encourage private developments to provide parking in excess of their code requirements for lease to other businesses with parking deficiencies.
- 3.16.12. Encourage the redesign of existing parking lots where additional spaces can be created by doing so. Require integrated design of adjacent parking lots to improve circulation and to provide for more efficient use of parking areas.
- 3.16.13. Appropriate and consistent signage shall be provided to direct motorists to public and private parking areas.
- 3.16.14. Single- or multi-tenant buildings with 25 or more employees should cooperatively arrange to locate employee parking at the fringes of the downtown and should provide shuttle access to the workplace if the parking site is located more than 1/4 mile from the workplace; on-site employee parking should be made available on a pay basis only except where the site contains an excess number of parking spaces equal to the number of full-time employees. Encourage employers to provide employees with free bus passes in lieu of having them park downtown.
- 3.16.15. Bicycle, motorcycle, and other similar vehicle, parking spaces shall be provided as part of all parking facilities, public and private. Such spaces shall count against the parking requirement in mixed-use developments. Consider converting curb space insufficient for automobile parking and other possible locations to motorcycle and/or bicycle parking.
- 3.16.16. The minimum parking time should allow ample time for combinations of dining, shopping and entertainment, except in very highly-trafficked areas. On-street parking and prime areas within parking structures should be available only on a pay basis.

Redevelopment Opportunities

Objective

- 3.17. The use of redevelopment opportunities to further the restoration, preservation and enhancement of the historic Downtown so that it may continue to be the attractive business, financial, entertainment, cultural and fashion shopping "heart" of Palm Springs and the Coachella Valley.
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Policies

- 3.17.1. Guide the redevelopment and aesthetic improvement of the Downtown in such a manner that it enhances and complements the natural mountain backdrop.
- 3.17.2. Eliminate or correct blighting influences, including deteriorating buildings, incompatible and uneconomic land uses, obsolete structures, and other environmental, economic and social deficiencies.
- 3.17.3. Improve the overall appearance and efficiency of downtown buildings, streets, parking areas, circulation systems and other facilities, public and private.

3.17.4. Guide and secure the availability of property to attract major investors and developers.

3.17.5. Preserve architecturally and historically significant structures and sites.

3.17.6. LA PLAZA

The architectural setting of "La Plaza" is ideal to transform into a "Village Plaza". The center median could be removed to create a mixed-use area for shows, events, festivals and picnics by bringing in portable stages, seating and tents. The small side courts could be ideal for special restaurants with outdoor dining.

3.17.7. CORNER OF TAHQUITZ CANYON WAY & PALM CANYON DRIVE

Southeast - the Welwood Murray Memorial Library building is a significant historic landmark and should be maintained as such. However, adaptive reuse should be considered that respects the historical significance of the building.

Southwest - The Oasis Building does not fit into the Palm Springs theme. In the long term, this building should be considered as a redevelopment project to better link the Bullocks building with the other shopping areas, taking care to preserve the Oasis Hotel Tower.

Northwest - The Bank of America building breaks up the retail continuity. In the long term, this building should be considered as a redevelopment project to better link the Desert Fashion Plaza with the other shopping areas. With the completion of the Bank of America merger, this branch has been closed and the City should review the options available including possible retail/restaurant usage of this building.

Northeast - This grouping of shops needs to be made into a more cohesive group that reflects the Palm Springs image and enhances the important corner that it is on. This could be done architecturally with themed shopping. Design coordination with Plaza las Flores would create a striking entryway on Tahquitz Canyon Way.

3.17.8. THE PLAZA THEATRE

The entry plaza could be an outdoor dining/activity center. The lighting and landscaping could be improved to enhance the structure. The use of the retail space on the Theatre property should enhance the area's theme.

3.17.9. O'DONNELL GOLF COURSE

One opportunity is to improve the visual relationship between the golf course and the surrounding area. The City will regain full control of this property in 2043; at that time, a plan should be in place for maintenance of the golf course or for alternative uses to complement the downtown.

3.17.10. ANDREAS ROAD

Could be promoted as a major east-west pedestrian-oriented link to the Convention Center if evaluation of circulation is favorable.

3.17.11. CALLE ENCILIA

The 24 acres north of Amado comprise the largest development area for major new uses.

3.17.12. SOUTH OF FASHION PLAZA

High-quality residential, resort or hotel development at westerly terminus of Tahquitz Canyon Way.

3.17.13. INDIAN CANYON DRIVE

Development of improved frontage along Indian Canyon Drive including the implementation of a Streetscape Plan (lighting, pedestrian crossings, off-street parking access, etc.). This corridor provides opportunities for new retail and office uses, for Downtown parking facilities, for a Downtown "neighborhood convenience center" and for an important linkage transition to the Convention Center District to the east.

3.17.14. PALM SPRINGS FESTIVALS

- Festival of Lights
- VillageFest/Canyon Stroll
- Vintage Grand Prix
- Arts Festival
- International Film Festival
- Spring Break Festival
- Taste of Palm Springs
- WinterFest
- HealthFest
- Independence Day
- Bicycle Race Events
- Weekly/daily music and street entertainment
- Staging Areas:
 - La Plaza
 - Village Green
 - Public/private parking lots
 - Vacant lots
 - Desert Fashion Plaza interior
 - Desert Fashion Plaza amphitheater
 - Desert Museum/Annenburg Theatre
 - O'Donnell Golf Course

DESIGN

The success of the Palm Springs downtown is a result, in part, of its visual quality which makes it different from other places: the backdrop of the mountains, the human scale and style of the architecture, its landmark structures. In order to ensure that new and remodeled buildings and other forms and spaces enhance these qualities, these guidelines have been developed.

This plan provides for the restoration and enhancement of the downtown area so that it may continue to be the attractive business, financial, entertainment, cultural and fashion "heart" of Palm Springs and the Valley. It is meant to serve as a guide to redevelopment with an aim to eliminate blighting influences, including deteriorating buildings, incompatible and uneconomic land

uses, inadequate parking, obsolete structures and other environmental deficiencies; and to improve the overall appearance of downtown buildings, streets, parking areas and other facilities, public and private.

Village Scale

The basic objective is to maintain the overall texture of the historic village center of Downtown, or essentially two-story building heights above grade, with occasional three-story themed towers/landmarks as desired features. Exceptions to this general height limit should not be allowed within the Historic Village Center neighborhood and should only be considered in other Downtown neighborhoods where transitions in height and bulk can be set back from the Center.

Within the Downtown Village, an emphasis is to be placed upon pedestrian scale, expressed in a manner which is intimate, introverted and informal. Further, high value should be placed upon the casual and quiet appreciation of the "personal space" of Downtown users.

Building Architecture

Architecture in Downtown Palm Springs should evolve as an extension, interpretation and further exploration of the predominant historic architectural influences currently expressed in the Downtown. For example, strong Spanish Eclectic design themes are found in La Plaza, the Plaza Theatre, Frances S. Stevens School, and Le Vallauris Restaurant. Mission Revival influences are expressed in Our Lady of Solitude Catholic Church. Adobe/vernacular design is reflected in the Village Green historic structures of the McCallum Adobe and Miss Cornelia's House. The Oasis Property includes a representative example of Art Deco architecture. Further, other structures such as the old Lykken's Department Store and the Welwood Murray Memorial Library contribute to the historic context and uniqueness of Palm Springs. Thus, while Spanish Eclectic influences help frame the expression of the overall village scale and ambience of Downtown Palm Springs, certain other complementary themes contribute to the historic continuity which is truly unique to this particular village.

This plan does not specify that the literal reconstruction of historic architectural styles necessarily be recreated for new and rehabilitated buildings throughout Downtown. Further, it does not specify that a homogenous architectural "style" be consistently applied throughout Downtown. However, this proposal does encourage the following: 1) subtle variations in design themes or "personalities" within the Neighborhood framework as previously discussed; 2) an interpretation and blending of historic

architectural influences; 3) a recognition of Desert environmental design influences (solar, wind, maintenance of building materials); 4) an expressed appreciation of subtle form transitions, colors and building materials in order to soften the often harsh Desert environment; and 5) restoration of the architectural elements of historic Palm Springs. Las Casuelas Terraza and Plaza las Flores are very good examples of new construction in Downtown Palm Springs which are compatible with the standards of excellence encouraged by this plan.

Pedestrian Courts and Linkages

One unique feature of the Downtown Village should be a cohesive and linked system of pedestrian courtyards and walkways that help weave the fabric of the shopping and entertainment environment into a more inviting setting. This system should link together entertainment attractions, outdoor event centers, landmarks and historic sites in Downtown. It should also link together public, off street parking facilities with the retail core of Downtown. Public courtyards and plazas present the best opportunity to cluster sculpture, fountains and event centers for outdoor entertainment. Pedestrian walkways should maximize exposure of the pedestrian to retail shop windows and to indoor/outdoor dining areas. Surface paving materials and canopies/sun shades should be utilized as unifying design elements for pedestrian linkages.

Representative examples of existing pedestrian court opportunities in the Downtown which should be integrated into this system include: 1) The Village Green; 2) Frances Stevens Park; 3) La Plaza Parking Court; 4) Plaza Theatre Court; 5) Welwood Murray Library Central Court; 6) Desert Fashion Plaza/Desert Museum Court; 7) The Center Court; 8) The Henry Frank Arcade, and 9) the Vineyard. These existing resources represent a unique opportunity for expansion and enrichment which would become a distinguishing feature of the Downtown Village.

Streetscape

Downtown Palm Springs should be treated as an "oasis landscape zone" in order to maximize consumer attraction to the Village. The focus of the landscape design theme in the Downtown should be the creative establishment of "palms and springs", a designed interpretation of the interplay between water and vegetation. Natural desert landscape areas should be utilized only at the toe of the mountain along the transitional western edge of the Downtown and in selected accent areas.

An accent theme tree should be formally designated as a complement to the Palms throughout Downtown. Within each designated "neighborhood" in Downtown, a specific design theme for shrubs,

grasses, vines, ground covers and flowers should be considered in developing landscape themes.

The landscape theme should also address water conservation, maintenance and durability issues to the greatest degree possible. In this regard, the design and maintenance principles presented in publications such as those referenced in the Desert Water Agency/Coachella Valley Resource Conservation District's "Ten-Year Research Findings on Water Efficient Ornamental Plants for the Coachella Valley" and "Lush and Efficient: A Guide to Coachella Valley Landscaping", prepared by the Coachella Valley Water District, should be incorporated into the implementation of the landscape design theme for Downtown. Where exceptions are made, appropriate irrigation and maintenance systems need to be provided and secured in advance (seasonal flower beds, pots and baskets, for example). Seasonal color provided by flowers in a variety of settings will enhance the "Village ambiance" of Downtown Palm Springs.

A unified and themed system of furnishings, fixtures and equipment should be selected for Downtown Palm Springs which is complementary to and supportive of the other village design components. This family of accessories should consider, but not be limited to, the following: 1) benches; 2) planters, pots and hanging baskets; 3) street and pedestrian lighting; 4) informational kiosks and directional signage; 5) trash receptacles; 6) newspaper racks; 7) traffic signals and signage; 8) telephone booths; 9) banners and flags; 10) tree grates; 11) bollards; and 12) "gateway features". The provision of public restrooms is also a concern in Downtown Palm Springs due to the increased emphasis on public events, attractions and entertainment. Streetscape furnishings should be understated, but should also be consistent with the overall village design theme. Background colors should blend with the dark greens of the Palms or with terra cotta tones of the clay tile roofs in the historic village center of the Downtown. Accent colors should emphasize a limited range of the cooler mauves and purples which are found in desert sunsets.

Objectives

- 3.18a A physical form, scale and design of development and accommodate uses which induce and enhance the positive and social use and high levels of pedestrian activity within the City's specialized downtown districts.
 - 3.18b Protection of the existing unique historic character and resources of the core downtown blocks and promote continuity of character in newer areas.
 - 3.18c Promotion of public art and facilities in public places as a cultural resource for the community.
-

Policies

- 3.18.1. Design guidelines should be developed particular to each theme area within the Downtown to enhance the pedestrian character. Such guidelines shall include provisions for preferred colors, exterior lighting, signs and window displays, and historic structures.
- 3.18.2. Require that all buildings/properties continue to conform to the city's maintenance standards and applicable design guidelines. Require that public open spaces and plazas and outdoor commercial uses be well-maintained and kept free of debris.
- 3.18.3. Provide regulations in the Zoning Ordinance which provide for a maximum building area, excluding parking, with a Floor Area Ratio of 1.00 (the ratio of building area to lot size) and height of 35 feet above grade for parcels developed exclusively for commercial uses. Permit an additional increment of floor area ratio for the incorporation of open space, above that minimally required, and for the incorporation of residential units with the commercial units. Additional height may be permitted when public amenities, such as open space and recreation, housing and parking are provided and views of the mountains are reasonably protected.
- 3.18.4. Allow the construction of towers and other architectural projections to a maximum height of 15 feet above the height permitted by the underlying land use classification where these contribute to and are integral with an extremely high level of architectural design performance, under the following conditions:
 - a. the portion of structure exceeding the height limit shall be non-occupiable;
 - b. extensions shall be limited to 10-15% of the total roof area;
 - c. extensions shall not result in adverse shadows on adjacent properties; and
 - d. extensions shall be sympathetic to the preservation of the views of the natural mountain backdrop.
- 3.18.5. Require that development projects locate their structures and incorporate architectural elements and forms, landscaped open spaces, public art, and/or the appropriate design techniques which uniquely identify this area as the focal point of the City and which respect the natural setting. Building height should be varied across the site, stepping back sufficiently from the westerly sides of Palm Canyon Drive and Indian Canyon Drive to protect the viewshed and enhance the pedestrian scale.
- 3.18.6. Encourage that development be linked to entertainment-related and other uses by theme, architectural character, siting of structures, use of open space and pedestrian areas, signage and other techniques, to create a "sense" of the greater area as a unified center of the City.
- 3.18.7. Provide for enhanced pedestrian activity along commercial and mixed-use street frontages by the following:
 - a. require that building frontages be located in close proximity to sidewalks, except for (1) setbacks to accommodate outdoor dining and plazas; and (2) internal courtyards, plazas and walkways which may be located on any portion of the site;
 - b. the street must be predominantly lined with storefronts, with no major gaps, except for quality public open space uses;
 - c. require that the development of outdoor plazas and dining areas be visually attractive, usable and accessible by the public, and incorporate extensive landscape, street furniture and pedestrian-oriented amenities;
 - d. require that the ground floor elevations of a building facing the sidewalk must be visually and physically "penetrable", incorporate architectural elements to provide visual interest and relief from flat surfaces, and compatibly landscaped;

- e. encourage "pedestrian-friendly" uses (such as restaurants, clothing stores, food stores, health clubs, personal services and community service organizations) within the ground floor of a structure facing a sidewalk; and
 - f. allow variations from these standards when existing structures are recycled for differing tenants or use when such standards are unfeasible or cannot be reasonably achieved.
- 3.18.8. Require that an alternative to the solid enclosure over the pedestrian area of the Desert Fashion Plaza be investigated, at such time major remodeling is undertaken, which provides for an opportunity to view the natural surroundings and to visually link the Desert Museum and the sculpture garden with Palm Canyon Drive. Require that any new or extensively remodeled buildings provide for views of the mountains from interior pedestrian areas.
- 3.18.9. Create small public activity areas in and adjacent to the public right-of-way along Palm Canyon Drive; these areas should include water features, seating, decorative lighting and public art.
- 3.18.10. Develop an overall pavement and landscape plan for the public right-of-way (sidewalks and crosswalks).
- 3.18.11. Natural colors, materials and textures which enhance the natural light qualities should be considered.
- 3.18.12. Enhance the ambient and decorative lighting to reflect the activity levels in a given area and emphasize an evening pedestrian experience. Require all properties to implement an approved lighting plan emphasizing consistency of lighting levels between properties.
- 3.18.13. All traffic signals and boxes shall be painted to match or blend in with the surrounding architecture. Alternative fixture designs should be investigated which would be consistent with any district design standards.
- 3.18.14. Encourage the use of awnings (constructed of durable, fade-resistant and easily maintainable materials), overhangs, porticoes, trellises and other design elements which provide shaded pedestrian areas and require that these be located at a height to provide sufficient room for pedestrians. Institute strong maintenance provisions to insure a quality image.
- 3.18.15. Explore expanding the sidewalk into the parking lane on either side of intersection corners, using special paving materials. In this way, the street becomes less formidable for the pedestrian to cross, enhancing the pedestrian scale of the intersection, slowing traffic and recessing the street parking into pockets.
- 3.18.16. Crosswalks should be designed to project the pedestrian orientation into the street. This can be done with special paving materials.
- 3.18.17. Encourage the renovation/restoration of existing historic buildings to demonstrate authentic village architecture and character.

Identification of Downtown

Objective

- 3.19. Identification of the downtown area as the principal commercial district of the City.

Policies

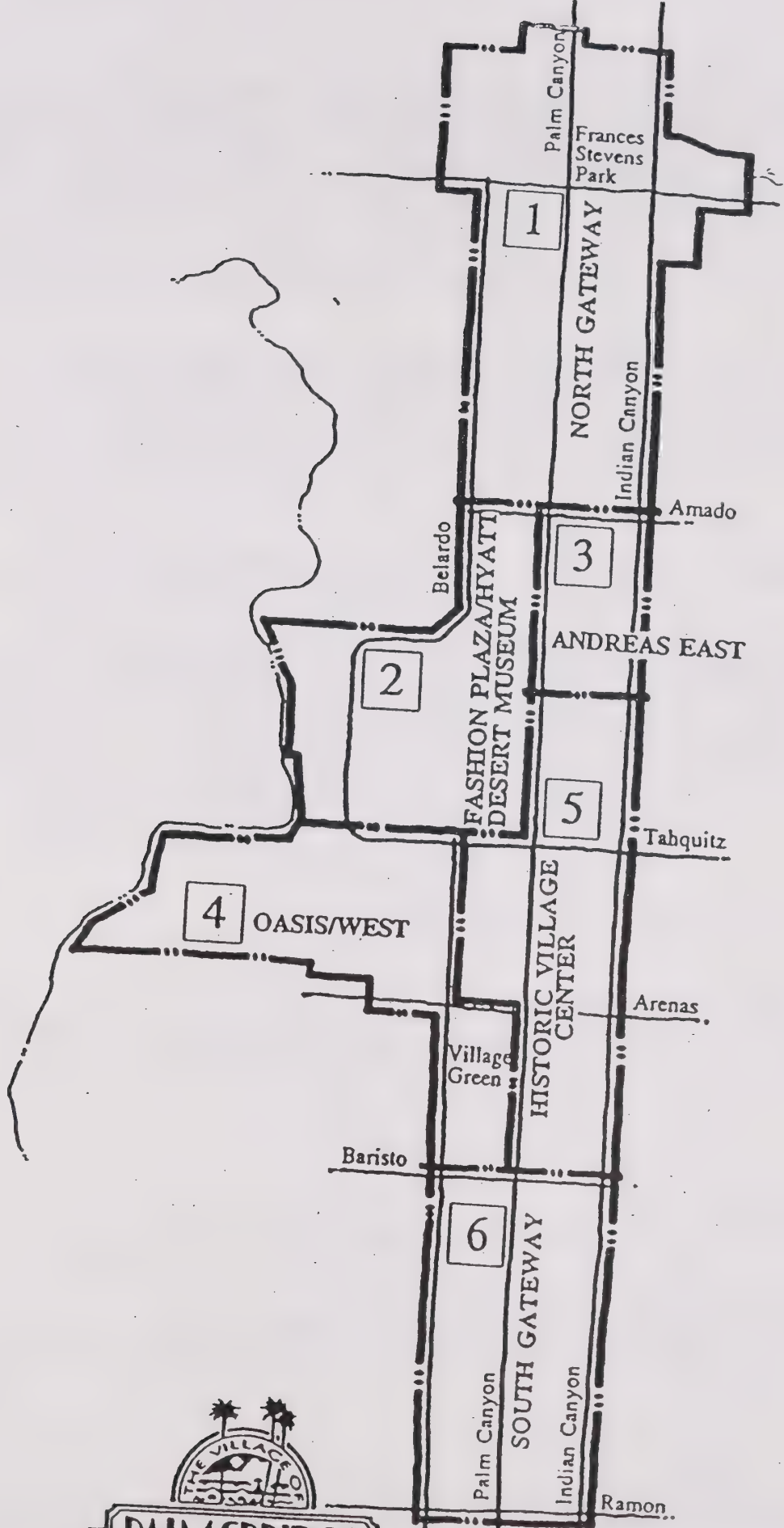
- 3.19.1. Provide for streetscape improvements, landscape and signage which uniquely identify the downtown area as the principal commercial district of the City.
- 3.19.2. Establish a design program for the downtown area, with input from local community groups, which may include signage, street furniture, landscape, lighting, pavement treatments and public art.
- 3.19.3. Develop a comprehensive themed identity/signage/directory program that covers the following:
- a. Logo.
 - b. Promotional materials/publications/media.
 - c. Street signage.
 - d. Gateway identity.
 - e. Directories, both auto- and pedestrian-oriented.
 - f. Higher quality private signage.

VILLAGE NEIGHBORHOODS

The Downtown Village of Palm Springs should be developed within the framework of delineated "neighborhoods". Each neighborhood should have a somewhat unique economic activity mix and focus, should respond to function with a somewhat unique "personality" within the overall village theme, and should provide the basis for programming and financing of adequate public facilities (shared) within each neighborhood. The Village Neighborhoods for Downtown Palm Springs are identified as follows: 1) North Gateway; 2) Fashion Plaza/Desert Museum; 3) Andreas/East; 4) Oasis/West; 5) Historic Village Core; and 6) South Gateway. (See Village Neighborhoods map.) Development policies for each neighborhood may be found on the table on page I-61.

Historic Village Center (5), Fashion Plaza/Desert Museum (2), Oasis West (4) & Andreas East (3)

Considered the heart of the City, this is where most of the Valley's pedestrian-oriented retail development is located. Entertainment clusters exist at the Plaza Theatre and Las Casuelas Terraza/the Vineyard Center. The area is typified by low-rise buildings with street level retail shops, and offices where there is a second level. Older buildings are of the Mediterranean-Spanish



PALM SPRINGS

VILLAGE NEIGHBORHOODS KEY MAP

Revival style, typical of other Southern California buildings of the period. Later buildings are predominately of the International and Spanish Eclectic styles. This sub-area contains the Desert Fashion Plaza with two anchor department stores and a major hotel. Other retail shops and hotels, for the most part, are freestanding with zero-side yards typical. Palm Canyon Drive is the primary, north-south, axis with an auto-pedestrian emphasis; Indian Canyon Drive is a parallel, but currently subservient, axis with little pedestrian activity.

The Palm Springs Desert Museum is a major cultural facility for the City and the Valley but is generally obscured from view from the pedestrian corridor by the Desert Fashion Plaza. The southwest corner of this area contains medium-high density residential uses. The toe of the mountains forms the western boundary of this sub-area.

North Gateway (1)

An extension of the Central Business District, this area has the potential of attracting a greater share of the pedestrian-oriented activity. The area is typified by low-rise buildings and contains a substantial number of underdeveloped properties. The eastern portion of this area has the potential for high-density hotel and residential uses. Frances Stevens Park is a landmark at this area's northern entrance; the O'Donnell Golf Club forms its western boundary.

Objective

- 3.20. Enhancement of the unique role and identity of Palm Canyon Drive between Amado and Alejo Roads as a corridor of regional-serving hotel and food uses, and office uses, while encouraging the establishment of entertainment uses.
-

Policies

- 3.20.1 Encourage the establishment of family recreation and entertainment, hotel, and specialty food uses as primary uses.
- 3.20.2 Retain Frances Stevens Park and School as a center for public recreation and entertainment and for the arts. Related retail uses and artist studios should also be encouraged.

South Gateway (6)

Baristo Road, as an element of the flood control channel, acts as a physical and visual barrier between this area and the Central

Business District. The area south of the barrier becomes a mixture of auto-oriented retail, restaurant and office users, with financial institutions predominant. A number of quality small hotels and high-end single-family residential areas are located west of this area.

Objective

- 3.21. Enhancement of the unique role and identity of Palm Canyon Drive between Baristo Road and Ramon Road as a corridor of regional-serving financial and personal service offices.
-

Policies

- 3.21.1. Encourage the establishment of offices, financial institutions and quality restaurants as primary uses, accommodating such uses on the street level.
- 3.21.2. Provide for the installation of an underground drainage system along Baristo Road to allow for a better link with the Historic Village Center.

SUMMARY OF DOWNTOWN DEVELOPMENT POLICIES BY SUBAREA

Village Neighborhood	Primary Economic Activity Focus	Secondary Economic Activity Focus	Development Approach	Land Use Density
NORTH GATEWAY	Family Entertainment Destination Resort/Hotel; Public Recreation; Festival Marketplace (Food)	Limited Specialty Restaurant & Tourist-Oriented Specialty Retail; Professional & Business Services	Redevelopment with Limited Conservation/Rehabilitation	Density Bonus/Transfer Area @ 1.0-1.5 FAR
FASHION PLAZA/DESERT MUSEUM	Primary Regional Retail/General Merchandise Anchors; Resort Hotel; Cultural Museum and Activities Center	Specialty Retail & Restaurant; Tourist Services; Professional & Business Services	Expansion & New Construction	Maintain Village Scale @ 0.6-0.7 FAR
ANDREAS/EAST	Specialty Retail and Restaurant	Professional & Business Services	Rehabilitation/ Renovation and Adaptive Reuse with Limited Infill/ New Construction	Maintain Village Scale @ 0.6-0.7 FAR
OASIS/WEST	Restaurant; Festival Marketplace; Specialty Retail; Destination Resort Hotel	Cultural Museum & Activities Center; Professional & Business Services	Rehabilitation/ Renovation and Adaptive Reuse with Limited Infill/New Construction	Maintain Village Scale @ 0.6-0.7 FAR
HISTORIC VILLAGE CENTER	Specialty Retail; Restaurant; Festival Marketplace (Food) and Family Entertainment	Professional and Business Services; Public Recreation	Rehabilitation/ Renovation and Adaptive Reuse with Limited Infill/New Construction	Maintain Village Scale @ 0.6-0.7 FAR
SOUTH GATEWAY	Professional and Business Services	Specialty Retail; Restaurant	Infill and New Construction	Density Bonus/Transfer Area @ 1.0-1.5 FAR
TAHQUITZ CANYON CORRIDOR	Destination Resort/ Hotel; Convention Center and related Tourist Services; Family Entertainment	Limited Tourist-Related Retail; Restaurant; Professional and Business Services	Infill and New Construction/Adaptive Reuse	Density Bonus/Transfer Area @ 1.0-1.5 FAR

Resort Commercial

Objective

- 3.22. The Resort Commercial (R-C) land use designation provides for resort hotels, including a broad range of convenience and tourist commercial services principally serving resort clientele; these services include restaurants, entertainment and retail uses. Commercial recreation and entertainment facilities are closely associated with this designation, but should be designed to be compatible with neighboring development and to assure safe and adequate access from the highway and off-street parking. Resort Commercial facilities are most appropriate for the Palm Canyon Drive/Tahquitz Canyon Drive corridors outside the downtown area where an auto-oriented scale is established.
-

Policy

- 3.22.1. Accommodate a full diversity of commercial uses, including retail, office, food sales and service, general merchandise, apparel and accessories, dry goods, financial services, and personal services which provide for the day-to-day needs of nearby residents and visitors.
- 3.22.2. Accommodate the development of hotels and other visitor-serving residential uses at a maximum density of 43 guest rooms per net acre.
- 3.22.3. Accommodate commercial recreation uses which cater to both the City's residents and its visitors.
- 3.22.4. Special attention to setbacks, landscaping, architecture and signs shall be required to emphasize the City's unique resort character.
- 3.22.5. Structures shall be a maximum of thirty-five (35) feet in height. A minimum of five percent (5%) of any property or project shall be reserved for open space or recreation areas.

Tahquitz Canyon Corridor (See Subarea 7 of Summary of Downtown Development Policies)

This area's recent development activity is due to the Palm Springs Convention Center. This area has the potential for a substantial amount of additional tourist-oriented retail, restaurant and hotel development. Tahquitz Canyon Way is the major, east-west, axis, a broad boulevard with a median lined with palm trees, linking downtown with the airport. This area has direct access to the Downtown to the west and is flanked by areas, to the north and south, with a potential for high-density residential and hotel uses.

Objective

- 3.23. Establishment of a unique district which capitalizes on the presence of the Palm Springs Convention Center as a major economic and cultural use, expanding its role as a principal public activity center and accommodating the introduction of convention-related supporting uses, including restaurants, retail commercial and entertainment, theaters, hotels and limited offices.
-

Policies

- 3.23.1. Encourage and accommodate a full diversity of commercial uses, including retail, office, food sales and service, general merchandise, apparel and accessories, dry goods, financial services, personal services, entertainment and cultural which provide for the day-to-day service needs of the nearby residents, employees and visitors.
- 3.23.2. Encourage the establishment of additional full-service hotels and quality restaurants. Provide for quality medium- and high-density residential uses at the edges of this district.
- 3.23.3. Encourage high-intensity uses on the street level of buildings which have Tahquitz Canyon Way frontage between Downtown and Avenida Caballeros to promote an active pedestrian link between the Convention Center and Downtown.
- 3.23.4. Integrated permanent residential uses with commercial activities may be considered provided that the residential and commercial spaces are fully separated, the impacts of noise, odor and other adverse characteristics of commercial activity can be adequately mitigated, and a healthy, safe and well-designed environment is achieved for the residential units. Residential uses shall not be located along the street level frontage of Tahquitz Canyon Way.
- 3.23.5. Permit an increase in height for entertainment production facilities requiring greater than normal floor heights in concert with related uses, provided that a planned development is submitted and approved by the City which demonstrates that the project:
- a. contains activities and functions which will be a significant asset for the City;
 - b. achieves a higher level of architectural design performance than would normally occur;
 - c. adequately mitigates all impacts attributable to the increase in height;
 - d. conveys the sense of "the Village" in its siting of structures, massing, scale, use of open space incorporating "pedestrian-friendly" uses and architectural character; and
 - e. provides benefits to the adjacent area and the greater City above those which can be exacted to account for its direct impacts.
- 3.23.6. Require that all uses and buildings enhance pedestrian activity along Tahquitz Canyon Way in accordance with the land use and design policies and standards specified in this section. Strengthen the pedestrian linkage along Tahquitz Canyon Way toward the Historic Village Center of the downtown through improved lighting and expanded sidewalk area and encouragement of complementary retail, office and restaurant uses.
- 3.23.7. Continue to explore the pedestrian linkage along Andreas Road toward the focus area of the downtown through increased landscaping and widened sidewalks and encouragement of complementary retail, office and restaurant uses.

- 3.23.8. Encourage that new structures be designed to create a "village-like" environment, by the siting and massing of buildings around common pedestrian areas and open spaces which are linked to Tahquitz Canyon Way and other circulation links to the focus area of downtown, inclusion of pedestrian-oriented uses at the ground elevation, and use of vertical setbacks of buildings in excess of 2 stories or 30 feet above grade.
- 3.23.9. Accommodate expanded development of the Palm Springs Convention Center.
- 3.23.10. Develop a view corridor study, when feasible, for Tahquitz Canyon Way, for the purpose of maintaining the natural views along this major entrance to the downtown, between Sunrise Way and Avenida Caballeros and allow additional or reduced height for hotels within the parameters of such study.

Gallery District

This area has regained vitality in recent years from the influx of art galleries and decorative arts professions. The area also contains numerous offices. The area is typified by low-rise buildings and is primarily auto-oriented. Landmark buildings include the Pacific Building in the heart of this area and the El Mirador Garage, a recently-renovated historic structure, currently occupied by Desert Hospital, at its northern boundary. These structures are the centerpieces for the City's first historic district, the Las Palmas Business Historic District.

This area is flanked on each side by low-density, high-end residential areas. Several quality small hotels as well as a number of run-down motels are located along Indian Canyon Drive in and to the north of the area. The Desert Hospital, the City's largest employer, is immediately northeast of this area.

Objective

- 3.24. Enhancement of the unique role and identity of Palm Canyon Drive between Alejo Road and Tachevah Drive as a corridor of regional-serving art galleries, design furnishings establishments, specialty shops and restaurants as primary uses and maintenance of its low-rise, "village-like" and pedestrian character. A uniform and consistent pattern of development which serves adjacent residents and continues the character of specialty uses.
-

Policies

- 3.24.1. Accommodate a full diversity of commercial uses, including retail, office, food sales and service, general merchandise, apparel and accessories, dry goods, furniture, financial services, personal services and cultural which provides for the day-to-day service needs of nearby residents, employees and visitors.

- 3.24.2. Encourage and accommodate the development of specialty (boutiques, gift shops, etc.), arts-related (galleries, print shops, bookstores, etc.), restaurant and entertainment, interior decorators, architects and other designers, and similar uses.
- 3.24.3. Accommodate housing units on the second level or higher or to the rear of building, provided the impact of noise, odor and other adverse characteristics of commercial activity can be adequately mitigated, and a healthy, safe and well-designed environment is achieved for the residential units. Provide opportunities for artists to have studios in concert with residential units.
- 3.24.4. Investigate the development of a parking district to encourage higher-density re-use of appropriate properties with such uses as offices and restaurants.
- 3.24.5. Encourage cooperative advertising and promotion of the area.
- 3.24.6. Encourage the outdoor display of art objects.
- 3.24.7. Encourage the development of quality outdoor dining facilities.
- 3.24.8. Establish a unified landscape and/or banner theme for the area.
- 3.24.9. Provide pedestrian linkage with the medical/hospital-related uses to the immediate north, especially to the restaurants.

SHOPPING CENTERS

The community and neighborhood shopping centers offer convenience goods and services primarily to residents. These centers, in addition to being an essential convenience facility for residential areas, will relieve central area congestion to some degree by making it possible for the resident to take care of immediate needs near his home, instead of having to drive downtown for these daily errands. They should not draw tourists to any great extent, nor should they conflict with the Downtown businesses.

The General Plan proposes that each of the Centers be developed as a unit, with an organized arrangement of stores, parking, and service - not ribboned out along a highway or scattered on all corners of an intersection. These outlying centers should develop in an orderly way, at such time and to such size as is warranted by population and supportable by available purchasing power. Shopping center zoning should not be granted before population is there or reasonably imminent. Commercial zoning should be coordinated with population growth, to assure that a shopping center of the proper type will be located in the proper place, and to avoid misuse or speculation on the land.

Community Shopping Center

Objective

- 3.25. A general variety of community- to regional-level commercial services in a planned shopping complex for the permanent resident.
-

Policies

- 3.25.1. Allow for expansion of the Palm Springs Mall to the east across Farrell Drive.
- 3.25.2 A Community Shopping Center is intended to service 20,000-250,000 persons on a 15-60 acre site. Commercial structures shall be a maximum of thirty (30) feet in height and hotel/residential structures shall be a maximum of thirty to sixty (30-60) feet in height.
- 3.25.3. Allow the construction of architectural projections to a maximum height of 15 feet above that otherwise permitted where these contribute to and are integral with an extremely high level of architectural design performance, under the following conditions:
- a. the portion of structure exceeding the height limit shall be non-occupiable;
 - b. extensions shall be limited to 10-15% of the total roof area;
 - c. extensions shall not result in adverse shadows on adjacent properties; and
 - d. extensions shall be sympathetic to the preservation of the views of the natural mountain backdrop.

- 3.25.4 Department stores, junior department stores, or a home improvement center are intended to serve as the major tenants. Limitations on tenant size, type, and mix may be specified as part of an approved area plan.
- 3.25.5 Accommodate a diversity of local- to regional-serving commercial uses, including retail, food sales and service, general merchandise, apparel and accessories, dry goods, home improvement, gardening, financial and personal services, including, but not limited to supermarkets, variety and/or drug stores, cleaners and laundromats, liquor stores, bakeries, bank and post office branches, service stations, specialty food stores, pool supply stores, book, gift and stationery stores, plant nurseries, wearing apparel stores, barber and beauty shops, hardware and housewares stores, hobby shops, camera shops, florist shops, shoe repair shops, pet shops, and restaurants.
- 3.25.6 Accommodate commercial recreation uses such as bowling alleys and skating rinks.
- 3.25.7 Pedestrian areas, exterior and interior, should be designed to provide views of the surrounding mountains.
- 3.25.8 Multi-family residential mixed use development (when this use is identified in a designated Area Plan) and hotel development is allowed when approved under a master plan (Planned Development or Specific Plan). The master plan shall provide an integrated design and must provide open space and recreational amenities consistent with the property development standards of policy 3.8.1 of the High Density Residential Land Use District. The use of alternative modes of transportation including electric cars, bicycles and pedestrian means are encouraged. Site plans should incorporate bicycle racks, bike trails and walkways with connection to adjacent facilities, and charging/specialized parking facilities for electric vehicles when and if market conditions are present. Allowable density is equivalent to the H-43/21 High Density Residential land use designation.

Neighborhood Convenience Centers

Objective

- 3.26. The Neighborhood Convenience Center (NCC) provides an opportunity for convenience commercial uses to be oriented directly to the residential neighborhoods they serve by means of a planned commercial complex. The shopping centers established under this designation are intended to be an integrated element of the neighborhood and to promote a harmonious relationship between convenience services and the residential environment through compatibility of site design and architectural treatment of structures.
-

Policy

- 3.26.1 Accommodate a diversity of local-serving commercial uses, including retail, food sales and service, general merchandise, apparel and accessories, dry goods, home improvement, gardening, financial services and personal services, including, but not limited to supermarkets, variety and/or drug stores, cleaners and laundromats, liquor stores, bakeries, bank and post office branches, service stations, specialty food stores, pool supply stores, book, gift and stationery stores, plant nurseries, wearing apparel stores, barber and beauty shops, hardware and housewares stores, hobby shops, camera shops, florist shops, shoe repair shops, pet shops, and smaller-scale restaurants.
- 3.26.2 A Neighborhood Convenience Center is intended to provide a service radius of one-half to one mile, with a supermarket as a major tenant, on a 10-30-acre site. Structures shall be a maximum of thirty (30) feet in height.

Professional

These areas are for offices with similar locational requirements -- law, insurance, financial, medical, architectural, administrative and other similar types. Since they do not depend upon window advertising or "walk-in" trade, these firms need not be in intensive merchandising districts but should be located nearby, easily accessible and convenient. Retail uses in such districts should be limited to those directly related to office operation - such as restaurants, office supply stores, and pharmacies associated with a medical building - except when planned as part of a Neighborhood Convenience Center. Residential uses should be limited to congregate care facilities which may benefit from their proximity to the principal uses.

These districts should be important assets to the community with property development standards which will attract professionals who desire an office and office-neighborhood symbolic of the quality of service offered. These areas would also be ideal for corporate support facilities.

Objective

- 3.27. The Professional (P) designation provides areas for law, insurance, financial, medical and similar office and institutional uses, and associated support facilities.
-

Policies

- 3.27.1. Accommodate law, insurance, financial, medical, and other similar office uses, as well as hospital facilities and personal services.
- 3.27.2. Accommodate necessary related commercial uses and other compatible facilities such as restaurants, copy services, pharmacies, etc.
- 3.27.3. Accommodate congregate care residential uses which may benefit from, and be compatible with, the principal office/service uses.
- 3.27.4. Structures shall be a maximum of twenty-four (24) feet in height. A minimum of forty percent (40%) of any property or project shall be reserved for open space or recreation areas. Permit additional height to a maximum of sixty (60) feet when public amenities above minimum requirements are provided such as open space and recreation areas, housing opportunities and view protection; such structures shall be set back an appropriate distance so as not to overwhelm adjacent low-density developments.

General Commercial

These areas are for commercial uses needing a large amount of space which are not compatible with an intensive shopping district, and for commercial establishments not dependent on passing pedestrians and "impulse purchases" such as service industries for commercial, hotel and residential uses. Such uses would include restaurants, vehicle sales and service, commercial nurseries and garden supplies, equipment rental, patio furniture, ceramic studios, vocational schools and meeting halls.

Uses which occupy a prominent highway location benefit from that location but also have an obligation to it. They are a part of the City's "advertising", and their premises should be designed and maintained at a level which will be a credit to themselves and the City.

Objective

- 3.28 The development of service commercial uses, related to the City's primary retail commercial and tourist-related uses and to the service needs of the residents.
-

Policies

- 3.28.1. Provide for service commercial uses and uses which cater to tourist-oriented services.
- 3.28.2. Enhance the node at Palm Canyon Drive/Racquet Club Road as a specialty retail center (e.g. an off-price center).
- 3.28.3. Structures shall be a maximum of thirty (30) feet in height. A minimum of forty percent (40%) of any property or project shall be reserved for open space.
- 3.28.4. Provide for appropriate setbacks and buffering of general commercial uses from adjacent residential uses.

Sunny Dunes District/Cherokee Way Districts

These areas, once on the edge of town, developed with a mixture of auto-service and heavy commercial uses. These areas suffer from deterioration of sub-standard structures; however, occupancy by service uses is high and these uses provide local employment opportunities. Development to the west of Palm Canyon Drive in the Sunny Dunes District has been hampered due to flood control problems; however, the completion of the Tahquitz Debris Basin should improve this situation.

- 3.28.4. Develop a specific plan, when feasible, for the Sunny Dunes district, including pedestrian links, to provide for its transition to a more attractive service area for the Downtown and the hotel area to the south.

- 3.28.5. Develop a specific plan, when feasible, for the Cherokee Way district to provide for a transition which would move the commercial uses to the East Palm Canyon Drive corridor and residential uses to the cove area.
- 3.28.6. Encourage the renovation or replacement of deficient structures through the full use of code enforcement and redevelopment powers.
- 3.28.7. Encourage the elimination of non-conforming uses/structures and the establishment of desired uses.

Radio Road

This area suffers from deterioration of sub-standard structures and uses built prior to annexation to the City of Palm Springs. However, a number of service uses have recently moved into this area which has provided some newer, higher-quality development and local employment. This plan embraces a reduced industrial area, limited to service commercial uses, which reduces the negative impacts of this area to the neighboring residential areas and to the scenic corridors.

- 3.28.8. Restrict development to small-scale manufacturing and service commercial uses which support the city's tourism-related uses and the service and employment needs of the surrounding residential areas.
- 3.28.9. Mitigate the negative impacts of such development on the adjacent residential uses.

Highway Commercial

Objective

- 3.29. Provision of retail/service needs of freeway travelers at a level of design that respects the natural desert surroundings and provides a sense of entry to Palm Springs and the Coachella Valley.
-

Policies

- 3.29.1. Accommodate uses such as hotels, auto service stations, restaurants and large-scale retail, such as furniture outlets and home improvement centers, which serve the regional needs of area residents and the needs of travelers along I-10.
- 3.29.2. Ensure that the visual image provided by such uses be one of high quality, consistent with Scenic Corridor policies.
- 3.29.3. Strip commercial development, especially that typically related to frontage roads, shall be discouraged. Individual development sites should be planned to work cooperatively with adjacent, existing and future, developments in regard to site planning, parking access, etc.
- 3.29.4. Structures shall be a maximum of thirty (30) feet in height. A minimum of forty percent (40%) of any property or project shall be reserved for open space.
- 3.29.5. Allow the construction of towers and other architectural projections to a maximum height of 15 feet above the height permitted by the underlying land use classification where these contribute to and are integral with an extremely high level of architectural design performance, under the following conditions:
- a. the portion of structure exceeding the height limit shall be non-occupiable;
 - b. extensions shall be limited to 10-15% of the total roof area; and
 - c. extensions shall be sympathetic to the preservation of the views of the natural desert surroundings.

BUSINESS/INDUSTRIAL LAND USES

The community's policy that nothing must be allowed to detract from the resort attractiveness of Palm Springs is a cardinal principle of the General Plan. At the same time, industrial development is to some extent an essential companion of population growth. As the community grows, there will be need for industrial development as a source of steady employment and to broaden the tax base and lend stability to the City economy. Already, considerable interest has been expressed in Palm Springs as a potential site for certain light, clean, no-nuisance industries and corporate centers. Indeed, there is potential for industries which are not dependent on a central metropolitan location, but which do value a warm, dry climate and fine community advantages for their employees.

This area lends itself well to the development of planned business/industrial districts, a tract of land subdivided and developed according to an overall site plan for the use of a group of small- to medium-sized industries, as well as corporate centers. Important features of the plan for an industrial park include control of the area, buildings, and operations through zoning regulations. The zoning regulations pertain to setback, building height, landscaping, maintenance, and a full set of performance standards. The intent is to protect the investment of the developers, the industries, and the community. The comprehensive, planned approach basic to the industrial park makes it possible for industry and residences to be good neighbors.

All industry in Palm Springs must have adequate off-street parking and loading and good access which does not invade residential or hotel areas. There should be exacting provisions regulating noise, glare, vibration, odor, dust, air pollution, etc. There should also be site development standards regulating lot size, building coverage and height, setback, yards, storage, landscaping, and signs. Streets servicing industrial areas should be constructed to special standards for their purpose -- wider traffic lanes to accommodate trucks, and more durable construction.

Objectives

- 3.30a The development of 1) corporate centers and business parks, 2) research and development parks, 3) support service industries for commercial and hotel uses and 4) industrial uses which include fabrication, manufacturing, assembly or processing of materials that are in already processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke, gas, odor, dust, sound, vibration, soot, glare or lighting to any degree which might be obnoxious or offensive.
- 3.30b Industrial development which is secondary to the City's principal tourism uses and shall not in any way adversely affect the resort-residential environment of the City.

3.30c Establishment of Palm Springs as the corporate headquarters center within the Coachella Valley.

Policies

- 3.30.1 In addition to the maximum 60 foot building height, an additional 15 feet of building height is allowed for mechanical equipment and elevators, the maximum height allowed on Indian land would be 100 feet, inclusive of all mechanical equipment and systems. Refer to Policy 3.30.14 for additional building height provisions for the Mid Valley Center.
- 3.30.2. Provide for planned research and development parks where industrial areas abut residential areas and scenic corridors, establishing enhanced regulations regarding open spaces, landscaping, controlled access, and parking and loading consistent with Scenic Corridor policies. These industrial parks shall be characterized by low-intensity development with uses confined to those administrative, wholesaling, warehousing and light manufacturing activities that can be carried on in an unobtrusive manner. Internal access linking adjacent parks should be provided to keep internal traffic off the major and secondary thoroughfares. Accessory commercial facilities that are necessary to service the employees of the industrial park may be permitted.
- 3.30.3. Wind Energy Conversion Systems (WECS) may be permitted in areas designated as Business/Industrial where such areas are also located in the Wind Energy Overlay. Provide for industrial areas which combine alternative energy development and industrial uses in those areas which are suitable for both. Alternative energy development shall be the principal land use, and the allowed industrial uses shall be serviced directly, and primarily, by alternative energy for electrical needs. Industrial uses shall not occupy more than 15% of the area of any property; multiple properties may be combined as a single entity for such purposes under a Planned Development District. Such accessory industrial usage may be allowed only upon the provision of adequate infrastructure.
- 3.30.4. Provide for a corporate/business center with the Palm Springs Regional Airport as the nucleus.
- 3.30.5. Assure unobtrusive operation of industrial uses and prohibit the development of manufacturing uses which operate in a manner or use materials which may impose a danger on adjacent uses or are harmful to the environment.
- 3.30.6. Allow for the development of storage, distribution, assembly, service commercial and research and office facilities.
- 3.30.7. Allow for the development of small-scale manufacturing uses which support the hotels, restaurants, nightclub/entertainment and other tourism-related uses.
- 3.30.8. Allow for the development of small-scale manufacturing uses which support the design furnishings, galleries and other design related uses.
- 3.30.9. Discourage outdoor storage, except that finished products may be stored in non-street-frontage yards. Storage areas must be surrounded by a decorative wall and materials stored shall not exceed the wall height.
- 3.30.10. Residential uses shall be prohibited, except for hotels and caretakers' units. Accessory commercial uses which are compatible with the primary industrial uses and provide complementary services

to the employees and other users may be permitted. Hotels, and related amenities, may be considered when appropriately integrated with a business/corporate park.

- 3.30.11. Due to the large amount of industrial land available, development concepts which encompass large areas are encouraged which provide for a master plan including amenities such as golf courses and public parks or recreation. This creates a quality environment for business as well as providing much-needed open space uses for the community.

Palm Springs Classic

This area of approximately 400 acres has received attention as a designed corporate business and recreation center with the new headquarters buildings of The Desert Sun and Bird Corporation. Excellent access is available through the Palm Springs Regional Airport and the regional highway network - Gene Autry Trail (State Highway 111) and the proposed Mid-Valley Transportation Corridor. The City of Palm Springs encourages continued development consistent with the corporate theme.

- 3.30.13. Encourage large-scale mixed-use developments containing business parks, large-scale resorts and recreational amenities which support the employment needs of the City's residents and support the City's tourism-related environment.

Mid Valley Center

- 3.30.14 The Mid Valley Center is a mixed-use development consisting of a resort hotel, timeshare, championship golf course, conference meeting space, restaurants, health spa and fitness center, tennis courts and customary hotel services and shops, vacation ownership units and retail/commercial and high tech business and office space. The business park is proposed to attract high tech industries and will include fiber-optic capabilities. The development is located in 273 acres at Crossley Road and Mesquite Avenue. This site is ideally suited for the proposed high-rise hotel development. The hotel site is located in the eastern portion of the City, and has substantial setbacks and buffers from existing residential properties and scenic corridors. Due to its distance from the mountains, at this location the proposed high-rise hotel will not obstruct scenic vistas. A total maximum building height of one hundred feet (100), including equipment and elevators, is allowable for the resort hotels component of the development.

INSTITUTIONAL & PUBLIC USES

Objective

- 3.31. The continuation of existing and development of new public and private institutional uses (religious facilities, educational facilities, libraries, civic buildings, etc.) throughout the City and ensure that they meet the needs of the residents and visitors and are compatible with and complement adjacent land uses.
-

Policies

- 3.31.1. Allow for the development of governmental agency or services buildings (police, fire, etc.) in areas designated for commercial use and easily accessible to residents and other users; fire services may also be located in areas designated for residential use. These buildings may also be located as shown by the appropriate symbol on the Land Use Map (Government, Fire, Library); development standards for these buildings shall be those of the underlying land use designation.
- 3.31.2. Allow for the development of resident-serving public cultural facilities (libraries and museums) in areas designated for commercial or residential use.
- 3.31.3. Allow for the development of religious facilities in areas designated for residential use.
- 3.31.4. Require that public and private institutional uses are compatible with adjacent land uses, including the following conditions:
- a. building siting, massing and scale shall be consistent with adjacent uses;
 - b. structures shall be designed to a high level of architectural quality, being a visual asset in the area in which they are located;
 - c. architectural design should be distinctive and complement adjacent land uses and not create a staccato image in the existing pattern of development;
 - d. landscaping shall be incorporated with the building's design and reflect the overall visual character of the district or neighborhood in which it is located;
 - e. vehicular access shall be sited to minimize impacts on adjacent land uses; and
 - f. sufficient parking shall be provided on-site.
- 3.31.5. Encourage that the first priority for the reuse of surplus publicly-owned property be for public uses. Allow for the re-use of surplus publicly-and privately-owned institutional properties for private use, with the type and density/intensity of use to be permitted on the site determined by its compatibility with the type, character and density/intensity of adjacent uses, objectives for the area defined by this plan, and formulation and approval of a planned development district.
- 3.31.6. Civic District. Allow for the development of governmental uses, facilities and services, especially for City and County administrative functions, and incidental uses necessary to support such uses, in the Civic District. The development of each facilities shall be compatible with the adjacent land uses.

Facilities to be encouraged in Civic Center are:

- (1) City Hall
- (2) Justice Court

- (3) County Offices
- (4) Social Security Office
- (5) Veterans Claims Office
- (6) Branch Post Office
- (7) Bureau of Indian Affairs
- (8) Other State, Federal or special district offices.
- (9) Private offices, restaurants, day care centers, and other similar support uses.

Structures shall be a maximum of thirty (30) feet in height. A minimum of forty percent (40%) of any property or project shall be reserved for open space or recreation area.

- 3.31.7. Airport. Provide for the development of uses which are reasonably necessary for the proper operation of an airport in the area designated as Airport including, but not limited to, aircraft sales, service, repair and maintenance, washing, painting, storage, tie-down, hangaring, fueling and other servicing, flight and ground schools, operation of equipment and machines used in connection with such service, repairs and maintenance, rental and charter flights and all other such uses as are customarily incident to the operation of an airport and airport-related businesses and activities. The Master Plan and the F.A.R. Part 150 Noise Compatibility Study of the Palm Springs Regional Airport shall serve as the specific plan for the Airport.

Schools. Schools are an essential public facility and an important land use. The direct responsibility for providing schools rests with the Palm Springs Unified School District. The General Plan can be of assistance to the Board of Education by:

- 3.31.8. Allow for the development of new public educational facilities in areas designated for Residential or Parks & Recreation use. General locations for new facilities shall be indicated on the Land Use Map to allow for adequate acquisition capabilities in growth areas. Coordinate the need and identification of future school locations with the Palm Springs Unified School District.
- 3.31.9. Retain all school sites that are needed to meet future educational needs and determine the appropriate reuse of surplus school property in context of the City's open space, recreation and housing needs.
- 3.31.10. Work closely with the school district to encourage the joint use of facilities as neighborhood public service centers for information, recreation and cultural activities.
- 3.31.11. School sites should be located along a collector street, and within one or two blocks of a major arterial.
- 3.31.12. Work closely with the Palm Springs Unified School District to insure adequate funding levels for the development of new facilities as well as the rehabilitation of existing facilities which are the oldest of the district.

Health Care Facilities. Both the private and public sectors are involved in the planning of health care facilities. Within the Coachella Valley, several private facilities serve Palm Springs' residents. Desert Hospital and Eisenhower Medical Center, in Rancho Mirage, provide the most extensive service at the local level.

In addition to these privately-owned facilities, the Riverside County Health Department operates various health programs. Most of

the continuing community personal and mental health facilities for the western end of the desert area are located in the County Administrative Center in the Palm Springs Civic Center.

- 3.31.13. Allow for and encourage the development of uses which provide for the social and health needs of the residents (day-care centers, social-service providers, medical facilities, etc.) throughout the City, provided that they are compatible with adjacent land uses.

IMPLEMENTATION PROGRAMS - LAND USE

3/1. Revise the Zoning Ordinance

The principal method by which a city implements land use policy as it regulates the uses to which land and buildings may be put and their height, size and development character is the Zoning Ordinance. The authority to zone is inherent in the police power delegated to cities by the California Constitution. The Zoning Ordinance consists of two basic elements: 1) a map which delineates the boundaries of districts in which like uses developed at like standards are to be permitted, and 2) text which explains the purpose of the zoning district, lists the permitted uses and those permitted under special conditions, and defines the standards for development (e.g. minimum lot size, density, height, setbacks, lot coverage, and parking requirements). By law (Government Code Section 65860), the Zoning Ordinance must be consistent with the General Plan.

The following lists the principal changes to the Zoning Ordinance which will be necessary due to the adoption of this General Plan:

- a. The zoning map will require revisions to reflect the land use policy map.
- b. Throughout the Ordinance, there will be changes necessary to reflect the design and development standards contained in the land use policy.
- c. Establish specific fair and economically feasible, and administratively enforceable, measures to require that the impacts of new commercial development on the City's housing, public open space and child care facilities resources are mitigated. Incentive zoning exactions and other appropriate zoning techniques should be considered. Where applicable, these standards and measures should be established to comply with all legal requirements.
- d. The Resort Overlay Zone should be evaluated to determine to what extent it is meeting its intended purpose and should be revised or deleted as appropriate.
- e. Participate in programs through the Palm Springs Board of Realtors to educate the real estate professionals in the General Plan goals, objectives and policies and the Zoning Ordinance requirements.

3/2. Subdivision Regulation

Subdivision regulation is an exercise of the police power of a city authorized by the State to control the manner in which land is divided. Like the Zoning Ordinance, it must be consistent with the General Plan. It will be necessary to review the City's subdivision ordinance and amend it as necessary to reflect the land use and urban design goals, objectives, policies and standards.

3/3. Specific Plans

State law (Government Code Section 63450) authorizes cities to adopt specific plans for implementing their general plans in designated areas. They are intended to provide more finite specifications of the types of uses to be permitted, development standards (setbacks, heights, landscape, architecture, etc.); and circulation and infrastructure improvements. State-wide, they are most often used to ensure that multiple property owners and developers adhere to a common development plan. They, usually, are not intended for single-owner/developer sites.

To implement the land use and urban design policies, it is suggested that specific plans be used to provide a mechanism for large-scale multiple-parcel development projects whose objective is to achieve a special purpose or character. These could be instigated by private developers or the City.

The City shall develop an appropriate application and requirements and establish a fee for such application.

3/4. Planned Development Districts

Traditionally, planned development districts have been used to provide flexibility and enable developers to increase buildable area and height, and alter other standard development regulations, above that permitted by zoning, conditioned on analyses and mitigation of impacts and contribution of specific "benefits" to the City (e.g. additional parking, community open space and meeting rooms, funds for community beautification, housing, day care facilities and other similar amenities). All Planned Development Districts shall be consistent with the General Plan.

To implement the land use and urban design policies, it is suggested that planned development districts be used for the following applications:

- a. Provide a mechanism for exceeding the permitted building area and floor area ratios and building heights in locations specified by land use policy.
- b. Provide a mechanism for allowing both on- and off-site density transfers.
- c. Provide a mechanism for the consolidation of adjoining commercially- and residentially-designated parcels into a single site wherein commercial and residential buildings are located in a unified development project, without regard for the designated commercial-residential boundary in locations specified by land use policy.
- d. Provide a mechanism for determining the appropriate type, character, density/intensity and standards of development for the reuse of sites currently used for public or private institutions.

3/5. Development Agreements

Development agreements are authorized by State law to enable a city to enter into a binding contract with a developer which assures the city as to the type, character and quality of development and additional "benefits" which may be contributed and assures the developer that the necessary development permits will be issued regardless of changes in regulations.

This insures that a developer of a multi-phased project who has based project financing on conditions negotiated with the City at a particular time would not be adversely affected by subsequent, more restrictive conditions. This, in turn, enables the City to require additional contributions and benefits from the developer.

The City shall develop an appropriate application and requirements and establish a fee for such application.

3/6. Redevelopment

California, through the Community Redevelopment Law (Health & Safety Code Section 33000 et seq), authorizes a city to undertake redevelopment projects to revitalize blighted areas. An adopted plan provides additional tools to a city to effectuate productive change. These include the use of tax increment (i.e., the amount of additional tax revenue above a "frozen" base generated by increased property valuations resulting from new development on the property), property acquisition, consolidation of small parcels, joint public-private partnerships, clearance of land and resale to developers, and relocation of tenants. Twenty percent

of the tax increment, in most cases, is to be used for the development of low-and moderate-income housing.

Redevelopment projects can be implemented only for areas in which there is the documented presence of physical, economic and/or social blight. The City currently has nine redevelopment project areas.

3/7. Development Review

New development and enlargement of existing structures in the City of Palm Springs are subject to review according to their adherence with City standards and regulations and General Plan policy and issuance of appropriate permits. In revising the Zoning Ordinance for this Plan, the City should re-evaluate these standards for their adequacy in providing effective public review and comment on proposed development projects. As necessary, the thresholds should be revised to reflect the potential impacts of a project based on type of use, size, location, trips generated, infrastructure demands or other appropriate criteria. The desired result is a balance between a streamlined process and adequate public review.

3/8. Code Enforcement

Codes and ordinances of the City of Palm Springs which implement the Community Development Element must be equitably and adequately enforced. Historically, this has been achieved by City staff responses to specific complaints. It is suggested that additional resources and personnel be allocated to periodic surveys of land use and building conditions and, where problems are found, code compliance be required.

3/9. Data Base

The City shall compile and maintain a comprehensive inventory of data pertaining to and affecting the use of land. This data should, preferably, be stored in a geographic computer base and recorded by parcel for easy access, retrieval and manipulation. Information, at a minimum, should include:

- a. parcel identification
- b. existing use
- c. zone designation
- d. general plan designation
- e. building area and number of residential units
- f. construction year
- g. unique characteristics (e.g. historical structure)

HOUSING

EXECUTIVE SUMMARY

California State General Planning Law requires every city and county in the state have, as part of its General Plan, a Housing Element. This Element must be reviewed and revised every five years, and is subject to approval by the State Department of Housing & Community Development.

The Housing Element must inventory housing needs, existing and projected; analyze constraints which hinder the development of new housing; and make specific program recommendations to meet those needs.

HOUSING NEEDS

Housing needs are broken into sub-categories, and estimates are based on analysis of the City's existing housing stock, demographics and population growth projections. Needs include overpayment, overcrowding and substandard units.² As a part of the Housing Element update, existing and projected 1994 housing needs were calculated by the Southern California Association of Governments (SCAG) as a part of their 1988 Regional Housing Needs Analysis (RHNA). A more detailed, local analysis was conducted by the Coachella Valley Association of Governments (CVAG) for the Coachella Valley communities.

The CVAG study confirmed the SCAG analysis and concluded the needs estimated by SCAG are, in fact, low.

² Overpayment is defined as spending more than 30% of a household's gross monthly income on housing. Overcrowding is defined as more than 1.1 persons per room in a unit.

1994 Housing Needs by Income Category ³				
Total Additional Units Needed	Very-Low Income Need	Low Income Need	Moderate Income Need	High Income Need
2,844	533	649	446	1,217
Source: 1988 SCAG RHNA				

OBSTACLES & CONSTRAINTS

The Housing Element identifies the major obstacles to the construction of affordable housing. Major constraints include lack of vacant land suitably zoned and general plan designated for multi-family housing, a decreasing federal commitment to housing, high land and development costs, and low area wages.

GOALS, OBJECTIVES & POLICIES

The heart of the Housing Element is the Goals, Objectives & Policies section. The overall goal guiding the City's housing policies and programs is to ensure that all residents of the City have decent, safe, sanitary and affordable housing regardless of income.

The Element outlines a variety of specific programs to work toward this overall goal. Incentives, both financial and non-financial, shall be provided to developers to lower project costs in exchange for dedication of a portion of the project as affordable units. These incentives may include mortgage revenue bond financing, density bonuses, land write-downs, off-site improvement subsidies, low-interest loans and direct subsidies.

The City's General Plan, sewer system capacities and zoning plan shall be reviewed for compatibility with the provision of a full range of housing types. Deficiencies will be identified and appropriate revisions recommended.

In conjunction with the other members of CVAG, the City shall work toward adoption of a regionally consistent Developer Participation program. Development of large employment-generating projects will help mitigate the housing impacts of their projects by either

³ 1989 Median Income: \$32,200; Very-Low Income: \$16,100; Low Income: \$25,750 (Riverside-San Bernardino PMSA - 4-person family)

constructing affordable housing or contributing to a fund for affordable housing.

The Housing Element calls for the continuation of the City's single-family rehabilitation program and the development of a new, multi-family rehabilitation program. The Element also specifies the City shall continue its Fair Housing Program and participation in the Community Housing Resources Board's efforts to achieve fair housing goals.

SECTION I

INTRODUCTION

For more than 40 years since World War II, the United States has pursued the goal of a decent, safe, and sanitary home for every citizen. Over the years, a wide variety of programs and policies have been developed and modified, as societal, economical and environmental changes impacted the national housing market. Currently housing needs are addressed at the federal, state, and local government levels.

The California Government Code Article 10.6 requires every city and county in the state to prepare a Housing Element as a part of the required General Plan. The Housing Element must be updated and revised periodically; at least every five years. In adopting the Housing Element requirements, the State Legislature stated its policy and intent.

65580. The Legislature finds and declares as follows:

- (a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- (d) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

(Added by Stats. 1980, Ch. 1143.)

65581. It is the intent of the Legislature in enacting this article:

- (a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- (b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal; provided such a determination is compatible with the state housing goal and regional housing needs.
- (d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

California Government Code, Article 10.6

The Housing Element is a document designed to serve several purposes. It must serve as the official guide to the City Council, Planning Commission, and other governmental agencies responsible for the provision of adequate housing for all citizens regardless of income, age, race, ethnic background, or familial status. This guide will also be used by private citizens, businesses, non-profit organizations, and developers.

Limited public and private resources must be allocated among often competing uses to maximize public welfare. Assisting in this allocation process is one function of the Housing Element.

The Housing Element must inventory housing needs, existing and projected; and analyze constraints which hinder the development of aggressive programs to meet those needs. This analysis must include recommendations for the goals, policies, and specific programs to meet the needs in spite of the constraints.

Finally, the Housing Element must fulfill the requirements of State Planning Law and review by the State Department of Housing and Community Development.

As an element of the City of Palm Springs General Plan, the Housing Element is an integral part of the document guiding the overall growth and balance of the City. All elements of the General Plan must be internally consistent to ensure its effectiveness. State General Planning Law mandates seven elements: land use, circulation, housing, conservation, open space, noise, and safety.

In addition, Palm Springs optional elements of energy, bikeways, parks and recreation, scenic corridors, Palm Hills and Tramway area must also be consistent.

THE REGIONAL SETTING

Palm Springs is located in the Coachella Valley, a desert valley in Riverside County. The area has grown quickly from a sleepy desert village to a sophisticated resort area. This growth has brought with it the many problems and challenges of urbanization.

Riverside County is among the fastest growing counties in the State of California. The county's population has skyrocketed from 663,923 in 1980 to 946,074 in 1988, a growth rate of 42.5% in eight years. During this same time period, population in the City of Palm Springs has grown from 32,366 in 1980 to 40,925 in 1988, over 26%.

The upper Coachella Valley's economic base is heavily dependent on tourism, the area's original industry. Rapidly growing employment in this industry heavily impacts the need for affordable housing in the region because of the traditionally low wages paid and seasonality of some employment.

Palm Springs' emphasis on tourism also leads to abnormally high vacancy rates. A large number of seasonally occupied units, including hotels, condominiums, and single family homes, may be reported as officially "vacant". They are not, however, available to year-round residents. Including these units in housing need calculations may lead to significantly discounting housing needs.

The following sections of the Palm Springs' Housing Element review previous housing goals, inventory housing needs and resources, discuss constraints to housing development, and establish local goals, policies, and programs. All of these discussions are within the framework of Palm Springs' unique environmental, economic and social characteristics.

SECTION II

EVALUATION OF EXISTING HOUSING ELEMENT

OBJECTIVES AND PROGRAMS

In this section, each of the objectives and programs of the Palm Springs' Housing Element, dated March 1984, have been assessed for completion.

GOAL 1. DEVELOP NEW AFFORDABLE HOUSING.

A. PROVIDE FINANCIAL INCENTIVES.

1.A.1. Block Grant Funds

In the past three years, funds have been allocated to assist the development and operations of a 16 unit homeless shelter (\$50,000), the rehabilitation of 12 single family and mobile home (\$120,000), and the upgrading and expansion of an existing 115 unit mobile home park (\$200,000). The mobile home park upgrading has not yet been completed. The majority of Block Grant Funds are used for non-housing projects. Future needs may require a greater allocation of these funds for housing.

1.A.2. Assist Non-Profits

The Redevelopment Agency is currently providing financial and technical support to a non-profit for the development of 20 self-help housing units. Similar arrangements will continue to be sought in the future.

1.A.3. Land Banking

The City currently owns a 100-acre parcel moderate income housing development. Approximately 25 acres were developed six years ago with 115 mobile home spaces and 54 single family homes. An additional 60 mobile home spaces are currently under construction on 5 acres and two hundred mobile home spaces are planned on 20 acres. No final development plans are in place on the remaining 40 acres. Land banking is identified as a priority in the adopted Redevelopment Agency policy for the use of housing setaside funds. Therefore, additional lands should be acquired for affordable housing in future years.

1.A.4. Profit Limitation

Resale price controls are currently in place on over 400 single family and condominium units developed in projects receiving density bonuses. Low market price appreciation over the last several years has resulted in actual sales prices below allowable limits.

1.A.5. Mortgage Revenue Bonds

No bonds have been issued for single family mortgages in the past four years. State mortgage funds will be used in conjunction with the self-help housing program currently under development. This area has not been a City priority due to market's provision of numerous opportunities for moderate income home ownership.

I.A.6. Rental Bond Issues

In the past four years, the City has issued tax-exempt bonds for one 134-unit apartment project. Twenty percent of the units in the project are set aside for low income households. In cooperation with the County Housing Authority, the Redevelopment Agency has provided for the issuance of \$10 million in bonds for use in the development of approximately 150 public housing units in the City.

B. PROVIDE NON-FINANCIAL INCENTIVES

I.B.1. Prioritize Review

No formal priority has been provided for affordable housing projects. Housing staff tracks such projects to ensure that undue delays on the part of the City do not occur.

I.B.2. Density Bonuses

Density bonuses are offered for projects which provide at least 25% of their units at affordable rates. In the past four years, three projects involving approximately 680 units have been granted density bonuses. One project is currently under construction.

I.B.3. Control Mechanism

All density bonus projects require a minimum of 20% of the total project units to be rented or sold at affordable rates established and updated by the City.

I.B.4. Innovative Design

No overall review has been done on development standards. The Planning Department encourages the use of the planned development process which allows for more flexible standards pursuant to Planning Commission and City Council approval.

C. ENCOURAGE INNOVATIVE DENSITIES, MIXED DENSITIES, AND SCATTERED SITES

I.C.1. Residential Mixture

Zone changes have been approved over the past four years to provide for additional multi-family units resulting in a residential mix better matching market demands.

I.C.2. Innovative Design

See I.B.4.

I.C.3. Subsidized Housing

Existing and approved affordable housing projects are located throughout the community. Conscious effort has been made on the part of the City to avoid undue concentration of affordable units in one area. Recent zoning changes have been approved to discourage housing of any type from the City's two major tourist corridors. This action may require the designation of additional higher density zoning in other parts of the community to balance housing and job generation.

D. COORDINATE PROGRAMS

1.D.1. Federal Programs

Limited emphasis has been placed on this area due to greatly diminished Federal resources for housing.

1.D.2. Growth Limitations

No formal City growth limitations are currently in force or contemplated.

1.D.3. Housing Criteria

No formal criteria has been adopted, but guidelines included in elements have been used by staff to make determinations on a case by case basis.

1.D.4. State/Federal Programs

Staff tracks various state and federal legislation impacting housing and provides for responses from the City where deemed appropriate.

1.D.5. Defensible Space

Planning and design review process provides several opportunities for consideration of safety aspects of residential design. These considerations have been routinely raised on discussions relating to affordable housing projects.

GOAL 2. COORDINATE WITH OTHER GOVERNMENTAL AND PRIVATE AGENCIES

A. WORK WITH OTHER GOVERNMENTAL ENTITIES

2.A.1. Merge Programs

The City continues to actively participate in the valley-wide housing committee to allow for a consistent regional approach to housing. The Redevelopment Agency is currently participating in a County-wide bond pool for affordable rental housing with three other cities. In some cases merging programs may not be appropriate if the merger would result in certain cities avoiding their legal requirements to provide affordable housing for employees and other potential residents of their communities.

2.A.2. Monitor Laws

Staff tracks various legal changes at the staff and federal levels and provides for changes in local policy as needed.

2.A.3. CVAG

The City has continued its active participation in the valley-wide housing committee of CVAG and regional housing needs analysis program.

2.A.4. Sphere Areas

Staff monitors zoning and development proposals within the sphere. No formal action has been taken to either encourage or discourage the development of affordable housing within these areas.

2.A.5. State/Federal Programs

Over the past four years, only 29 new affordable units have been produced in the City through direct public action. This is far short of the 320 units which would be required to meet 3% of the need identified in 1984 for four years. Substantial local resources are now becoming available for affordable housing through the redevelopment housing set aside. These funds have provided for new programs which should allow for future attainment of the 3% annual goal.

2.A.6. Housing Assistance Plan

Staff provides for the periodic review and update of the City's HAP as required pursuant to Federal law.

GOAL 3. PROVIDE A VARIETY OF HOUSING TYPES AND DENSITIES

A. IMPROVE RESIDENTIAL DEVELOPMENT

3.A.1. Incompatible Uses

City Planning requirements provide for the buffering of new industrial and commercial uses from adjacent residential area. Several adopted redevelopment project areas call for the use of public funds to encourage the elimination of existing undesirable conditions.

3.A.2. Timeshares

Timeshare units re prohibited from single-family zones by ordinance.

B. REVIEW GENERAL PLAN LAND AVAILABILITY FOR HOUSING

3.B.1. Land Availability

Staff continues to monitor site availability. The Land Use Plan is scheduled for a comprehensive review in the near future. During this review, staff will provide input to insure that an appropriate level of land resources can be provided for future identified housing needs. No specific areas have been designated for low-income housing due to overriding policy to avoid concentration of such units.

C. PROVIDE AN ADEQUATE SUPPLY OF RENTAL HOUSING

3.C.1. Condominium Conversions

Existing State and local laws provide for substantial safeguards to protect tenants in projects proposed for conversion from rental to ownership housing. There has been no conversion activity within the past four years.

D. ENHANCE THE RESIDENTIAL ENVIRONMENT

3.D.1. Rent Control

Rent Control continues to provide certain safeguards to tenants in regards to undue increases in monthly housing costs. Competition from new projects and condominium rentals has kept market increases generally at moderate levels.

3.D.2. Design Review

See 1.B.4.

3.D.3. Design Standards

See 1.B.4.

GOAL 4: PROVIDE HOUSING FOR GROUPS WITH SPECIAL NEEDS

4.A.1. Parking Standards

See 1.B.4. City has provided for flexible standards on a case-by-case basis where there is justification indicating a lower parking demand.

4.A.2. Handicapped Access

Existing State and Federal laws provide substantial requirements for handicapped access. The City diligently enforces these requirements. The project approval process provides opportunities for additional input on the level and specific design of handicapped access improvements.

4.A.3. Relocation Compliance

Relocation activities initiated by the City or Redevelopment Agency have consistently met or exceeded legal requirements to ensure timely and fair treatment of affected households.

4.A.4. Public Housing

See 2.A.5.

GOAL 5: MAINTAIN AND REHABILITATE THE CITY'S HOUSING STOCK

A. HOUSING REHABILITATION

5.A.1. Target Grant Funds

No targeting is currently done, but informational mailings are routinely done to target neighborhoods to generate participation in programs. Redevelopment Agency house painting project is specifically restricted to target neighborhoods. All other rehabilitation programs are targeted solely on income, regardless of location of residence.

5.A.2. Rehabilitation Program

City has established its own single-family rehabilitation, senior home repair, and house painting programs using Community Development Block Grant and Redevelopment Housing Setaside funds. Over the past four years, approximately 125 households have been assisted, and approximately \$150,000 expended. 36% of these households have been assisted over the first three months after a Rehabilitation Specialist was hired to specifically concentrate on these three housing programs. The current level of activity should be maintained in the future.

5.A.3. Rental Agreements

The City is not currently involved in tenant housing rehabilitation. Existing County programs for such rehabilitation are available in the City and do require on-going affordability of assisted units.

B. WORK WITH PRIVATE LENDING INSTITUTIONS

5.B.1. Lending Institutions

No action has been taken on this objective. Staff is not aware of any specific neighborhoods which do not receive fair treatment by lending institutions. If evidence of this is uncovered, the Fair Housing Program will be immediately contacted.

C. CODE ENFORCEMENT

5.C.1. Code Inspections

The City Building Department provides inspections of single-family residential units upon request for a minimal fee. Complaints from tenants of rental units re investigated without charge to the tenant.

5.C.2. Code Enforcement

City practice is to encourage the correction of code violations to bring units up to a safe standard for buildings of a similar vintage. Current code requirements are not applied to older structures since there is usually no practical way for such buildings to comply.

5.C.3. Code Violations

Staff is unaware of any specific instance for which these code provisions would apply.

5.C.4. Code Inspections

City's active code enforcement program has continued to operate. Pro-active action and inspections are limited due to staffing constraints.

5.C.5. Rehabilitation Loans

No general program is offered by the City for the correction of code violations. Low income owner occupants are eligible for certain County programs.

D. ENCOURAGE SELF-HELP HOUSING

5.D.1. Self-Help Housing

The redevelopment Agency currently has a contract with a local non-profit organization to develop 20 self-help housing units. All of the eventual owners of these homes will qualify as low income households.

GOAL 6: ELIMINATE DISCRIMINATION

A. AFFIRMATIVE ACTION

6.A.1. Housing Discrimination

The City now utilizes a portion of its Community Development Block Grant allocation to provide a Fair Housing Program. Through a cooperative agreement, the County provides a housing counselor for 40 hours per week to receive complaints and answers housing questions for City residents.

6.A.2. Local Housing Groups

City sponsored program has filled needs formerly supplied by volunteer groups. City continues to work cooperatively with community groups to identify housing discrimination cases.

6.A.3. Referral Agencies

These services are now coordinated through the City-sponsored program.

GOAL 7: ENCOURAGE CITIZEN PARTICIPATION

A. CITIZEN PARTICIPATION

7.A.1. Citizen Participation

The City holds public hearings each year prior to the allocation of Community Development Block Grant funds. In addition, various interested community groups and City commissions/departments are advised of the availability of the funds. A Citizens Advisory Committee made up of representatives of target neighborhoods in the City holds hearings and advises the City Council on CDBG funds each year.

7.A.2. Program Evaluation

Staff continues to prepare an annual report of progress on the Housing Assistance Plan, as required by Federal law. Annual update is approved by HUD.

7.A.3. Neighborhood Associations

No requests for this type of groups has been received. The City and Redevelopment Agency staff continue to work with the existing Highland Gateway Community Action Association in identifying and addressing the concerns of that area.

B. PUBLIC INFORMATION

7.B.1. Public Information

The City provides a broad range of housing improvement information through its rehabilitation and fair housing programs. This information involves printed material, meetings with community groups, press releases, and referral to other agencies providing services.

7.B.2. Information System

Staff monitors various available State and Federal housing programs and other housing resources and provides this information to developers and other interested parties on request or through presentation to groups.

7.B.3. Community Education

See 7.B.1.

SUMMARY

Specific goals in the 1984 Housing Element were not fully realized because of lack of available funding and staffing limitations. The updated Housing Element will address these areas by emphasizing less use of federal and state funding resources, relying primarily on local funding resources and prioritization of staff time to those areas of the greatest need.

SECTION III

HOUSING NEEDS

CURRENT HOUSING NEEDS

The basis for predicting the future housing needs for Palm Springs is identifying the current unmet housing needs. Unless these needs are addressed, they form the foundation upon which future needs will be added as population and employment growth increase the pressure on the City's housing market.

The current need for housing in Palm Springs is specifically related to affordability. On a strictly numerical basis, the City of Palm Springs appears to have enough housing units to satisfy current demand and still provide the elasticity needed to absorb normal movement and growth. However, this ignores the fact that many of these units are not available to low and moderate income families; they are either vacation homes owned by people with primary residents elsewhere or are priced well beyond the reach of low and moderate income families.

In 1988 the City of Palm Springs' population was 40,925 (State of California, Department of Finance). Table III-1 extrapolates the demographic characteristics determined for the City of Palm Springs by a 1986 State Department of Finance Special Census to the 1988 total population numbers.

TABLE III-1

CITY OF PALM SPRINGS DEMOGRAPHIC CHARACTERISTICS

Total Population 1988	40,925
Total Population in Household 1988	32,410
Number of Households	14,365
Population per Household	2.19
Median Age 1988	43.8
1988 Median Income	\$23,101.00

Source: State Department of Finance, 1988
Community Systems Associates, Inc., 1989

The City's housing stock consists of 30,084 dwelling units. (City of Palm Springs Building Department.) Table III-2 gives the breakdown of these units by type.

TABLE III-2
1988 HOUSING STOCK

Single-family Units	9,033
2-4 Units	8,027
Five or more Units	10,390
Mobile Homes	2,634
Total Units City-wide	30,084
Vacation Units	12,919
Net Number of Units City-wide	17,165

Source: City of Palm Springs Building Division
Community Systems Associates, Inc., 1989
Special Census, 1986

TABLE III-3
HOUSING TENURE, PERCENTAGE OF HOUSING STOCK

	<u>1980</u>	<u>1986</u>
Owner	58.3%	58.6%
Renter	41.7%	41.4%

Source: 1980 Census,
1986 Special Census

Housing needs include over payment, over crowding, and living in substandard dwellings. To analyze the issue of over payment, it is helpful to look at two examples of Palm Springs workers. Much of the City's current employment, and projected new employment, is in the high growth hospitality industry. Jobs in this industry are traditionally minimum wage or slightly higher. These jobs may also be seasonal; although few hotels actually close for the summer off-season, many reduce their operations and staffing. Non-hospitality industry jobs are often clerical; many public sector employees fall into this category. The typical wages for these two examples are the basis of Table III-4.

TABLE III-4
Income/Rent Gaps

	Hotel Maid	Clerical Worker
Hourly Wage	\$ 5.50	\$ 8.00
Monthly Salary	\$946	\$1,376
Housing Allowance (30%)	\$284	\$ 413
No. Size Unit	Studio Apt.	2-Bedroom Apt.
Average Rent & Utilities	\$405	\$ 590
Gap	\$ 91	\$ 177
Percent Salary Actually Paid	<u>39.6%</u>	<u>42.3%</u>
for Housing	9.6% over	12.3%

Source: Community Systems Associates, 1989

Median income for 1988 for the City of Palm Springs is \$23,101 (CACI, 1988). Using this income, it is possible to perform the same analysis for rental and purchase housing.

TABLE III-5
INCOME/HOUSING GAP

	<u>Rental</u>	<u>Purchase</u>
Median Income	\$ 23,101	\$ 23,101
Monthly Salary	\$ 1,925	\$ 1,925
Housing Allowance (30%)	\$ 578	\$ 578
Size Unit	2-Bedroom Apartment	3-Bedroom single-family house
		\$ 105,625
Average Rent/Payment & Utilities	\$ 590	\$ 834
Gap	\$ 12	\$ 255.70
Percent Salary Actually	<u>13%</u>	<u>43%</u>
Paid for Housing	1% over	13% over

Source: City of Palm Springs, 1989

A family earning median income is barely able to afford the rental of a two bedroom apartment, but cannot reasonably afford to purchase a single-family home.

Under these market conditions, it is reasonable to assume most of the population earning less than median income are either currently overpaying for housing, living in low cost substandard units; or doubling up into overcrowded conditions, defined as more that 1.01 persons per room). Households which have owned their home for long enough to have significantly lower housing payments are the exception to this assumption. The 1980 Census determined 6.6% of the households in Palm Springs were overcrowded. Applying this

percentage to the approximately 14,365 households citywide, there are currently approximately 948 households living in overcrowded conditions. The 1980 Census also indicates two thirds of these households are renters; only one-third own their home. Overcrowded units are concentrated in the Desert Hospital, Desert Highland and Veteran's Tract areas.

The 1988 Southern California Association of Governments (SCAG) Regional Housing Needs Analysis (RHNA) includes calculations of households overpaying for shelter. Lower Income Households includes very low income households earning less than 50% of median income and low income households earning less than 80% of median income.

TABLE III-6
LOWER INCOME HOUSEHOLDS OVERPAYMENT

<u>Total Households</u>	<u>Total Lower Income Households</u>	<u>Total Lower Income Households Overpaying</u>		
		<u>Total</u>	<u>Very Low</u>	<u>Low</u>
14,365	6,033	2,534	1,233	1,300

Source: 1988 SCAG RHNA

TABLE III-7
LOWER INCOME HOUSEHOLDS
OVERPAYMENT BY TENURE AND INCOME

<u>Total Households</u>	<u>Total Lower Income Households Overpaying by Tenure</u>					
	<u>Total Owner</u>	<u>Very Low Owner</u>	<u>Low Owner</u>	<u>Total Renter</u>	<u>Very Low Renter</u>	<u>Low Renter</u>
14,365	524	221	303	2,010	1,012	998

Source: 1988 SCAG RHNA

FUTURE NEEDS

Projecting future housing needs, even for the relatively short term future of five years, is more difficult than estimating current needs. Future needs are made up of unmet current needs plus the needs to be generated by future immigration, births over deaths, loss of existing affordable units, and rapidly accelerating housing costs exceeding wage increases.

SCAG attempts to predict future population and household growth for the five year period from 1989 to 1994 (1988 SCAG RHNA). The RHNA

forecasts a total housing need for 1994 in Palm Springs of an additional 2844 units. Table III-8 breaks down this need into households, vacant units and replacement for demolished units.

TABLE III-8
FIVE YEAR TOTAL
HOUSING NEEDS GENERATED 1989-1994

<u>1994 Additional Total Need</u>	<u>Household Growth 1989-1994</u>	<u>Vacancy Adjustment</u>	<u>Demolition Adjustment</u>
2,844	2,742	96	7

Source: 1988 SCAG RHNA

There are currently approximately 2,575 residential units either approved and under construction or being processed for approval in the City of Palm Springs, of which 532 are designated as affordable to low or moderate income families. Thus, it appears the need for units affordable to higher income (households over 120% of median income) will be met. The gap between future need and unsubsidized construction exists only in units affordable to lower and moderate income families.

TABLE III-9
1994 HOUSING NEEDS BY INCOME CATEGORY

<u>Total Additional Need</u>	<u>Very Low Income Need</u>	<u>Low Income Need</u>	<u>Moderate Income Need</u>	<u>High Income Need</u>
2,844	533	649	446	1,217

Source: 1988 SCAG RHNA

Of the units needed to be added to the housing stock to meet 1994 needs, 41.5% need to be affordable to families of very low and low income; 15.7% to moderate income families; and 42.8% to high income families.

The Coachella Valley Association of Governments conducted a 1989 study, the CVAG Regional Housing Needs Analysis, performed by Community Systems Associates to verify SCAG's figures and predict needs in the future beyond 1994.

This analysis, based on projected population growth, future employment trends and other regional factors, confirmed the rapid growth of housing needs indicated in the SCAG study. Increasing

population combined with an on-going dominance of the hospitality industry in the Palm Springs economy lead to this growth.

The SCAG projection of need for lower income households (very low plus low) is lower than the needs calculated by Community Systems Associates. A result of different methodologies. Rather than contradicting the SCAG numbers, the CVAG study confirms the existence of a large unmet need in 1994.

REHABILITATION NEEDS

The 1988 City of Palm Springs Community Development Block Grant Program Housing Assistance Plan (HAP) includes an assessment of housing stock conditions and units needing rehabilitation.

TABLE III-10
SUBSTANDARD UNITS SUITABLE FOR REHABILITATION

	<u>Occupied Units</u>		<u>Vacant Units</u>
	<u>Total</u>	<u>Lower Income</u>	
Owner	236	156	17
Renter	148	82	12

Source: City of Palm Springs HAP, 1988

The age of housing is an important characteristic of the stock; it indicates the relative condition of the housing. Normally, an average quality structure has a life of twenty to thirty years. After this, the need for maintenance and rehabilitation become critical if the housing is to remain safe and sanitary.

In the 1989 report Coachella Valley Regional Housing Needs Analysis, Community Systems Associates updated 1980 Census Data on housing unit age. Of the City's total housing stock, 17.5% is 30 years old or older, approximately 5,263 units.

AFFORDABLE UNITS AT RISK

Over the last twenty-five to thirty years various housing subsidy programs designed to make rental housing more affordable included requirements that established rent levels affordable by the low- and very-low-income population. Various projects throughout the Coachella Valley have been built under these programs including Farmers Home Administration (FmHA) Section 515, Federal Housing Administration (FHA) Sections 236 and 221(d)(3) below market interest rate loans, and Housing & Urban Development (HUD) Section 8 New Construction and Substantial Rehabilitation programs. Each program had a limit on the length of time the rent limitations were

to be imposed depending upon the nature of the subsidy. Federal and State mortgage revenue bond regulations also imposed a requirement that a certain percentage of the units be rented at affordable levels. These requirements also had limitations on the number of years they would be in effect.

Over the last few years, the earliest of these rent limitations have begun to expire. This problem, which may result from an early payoff of the loans or merely an "opting out" of the Section 8 contracts, has had significant impacts in communities where it has occurred. The elimination of the rent level restrictions has become particularly attractive over the last two to three years as several independent causes come together. The original owners of many low-rent projects were attracted to them because of rapid depreciation which created extraordinary tax shelter benefits. Many of those benefits have expired and the Tax Reform Act of 1986 has changed the tax consequences of owning residential income property. In addition, many projects were resyndicated after 1981 to take advantage of changes in tax legislation at that time. Most of those resyndications were accomplished through short-term financing with deferred second loans to be paid off upon the expiration of the rent restrictions. In addition, the pressures of growth and the desirability of certain areas have compounded the problem by creating a higher demand for market rate rental units.

As described by the California Coalition of Rural Housing Projects, the ideal candidate for conversion or opting-out would have the following criteria:

1. The project would be situated in a suburban or rapidly urbanizing rural area.
2. It would be in good physical condition and in a good location such that it could command a market rent.
3. The market area would be characterized by high growth, escalating housing costs, and low vacancy rates.
4. The project rents would be lower than the prevailing rents for comparable units.
5. The current owner would have a deferred second loan that is coming due, or have experienced tax shelter burnout either as a result of having accelerated the loss or having lost the shelter through the imposition of tax reform.

A review of subsidized rental housing projects in Palm Springs indicated that many of them would meet the above criteria.

TABLE III-11 shows the risk units and dates of possible subsidy termination. Those units extended under the Emergency Low-Income Housing Preservation Act (ELIHPA) and those subject to the

provision of the Low-Income Housing Preservation & Resident Home
Ownership Act (LIHPRHA) are indicated.

TABLE III-11
AT RISK AFFORDABLE UNITS

Project	Number of Units	Project Type	Earliest Date of Subsidy Termination
Pacific Palms Apartments	114	236 CHFA, CHFA (LIHPRHA)	12/92
P.S. Senior Citizen's Apartments	116	Sec. 8 New Construction (LIHPRHA)	1/02
Rancheria del Sol	76	236 (LIHPRHA)	1/93
Seminole Garden Apartments	60	221(D)(3) (ELIHPA)	10/89
Sunnyview Villas	44	Sec. 8 New Construction (LIHPRHA)	12/90
Palm Springs View	129	221(D)(3) Multifamily Revenue Bonds (LIHPRHA)	6/09
Total	539		

Source: CSA, 1989.

The City is at risk of losing three projects totaling 234 affordable units during the period of the Element (1989-1994) and the five-year period from 1994 to 1999. A fourth complex, Seminole Gardens (60 units), was eligible for prepayment in October 1989. The owner notified the Department of Housing & Urban Development (HUD) of intent to prepay and convert in accordance with ELIHPA. However, after extensive negotiations, the owner has extended the original contract under HUD's 221d(3) program for a minimum of an additional twenty years (until 2009) through an approved Plan of Action.

The City of Palm Springs does not currently have any projects assisted through the HUD Section 101, 213 or 202 programs as listed in the Inventory of Federally Subsidized Rental Units at Risk of Conversion, 1990. The jurisdiction has not used CDBG funds for multifamily rental units. Redevelopment funds have only recently been used for multifamily projects (soon to start construction) and all are conditioned with a recorded regulatory agreement requiring a minimum of 20 years as affordable units. Density Bonus projects are similarly conditioned and are soon to start construction. The

City has been located in a qualifying rural FMHA area and has not had an in-lieu fee program.

The loss of 234 units in an already impacted housing market is a significant issue for the City. If these units are not preserved, the number of new affordable units needed to be constructed by 1994 will increase.

COSTS OF PRESERVING VS. REPLACING AT-RISK UNITS

Recently, construction costs for new multifamily units in Palm Springs, including the cost of land, have been approximately \$65,000 per unit (based on 1991 and 1992 actual construction costs for multifamily projects). If the total number of units at risk during the analysis period, 234, were to be replaced at this cost, the total cost would be \$15,210,000. If the units were to be privately built, the cost to subsidize the units from market rents to rents affordable to very-low and low income tenants would be a minimum of \$20,000 per unit, or \$4,680,000, based on recent projects in Palm Springs.

Acquisition costs are substantially lower. Recent sales of multifamily complexes in the City indicate a value of \$30,000-40,000 per unit, depending on the condition of the units and the need for rehabilitation. Using \$40,000 as an average acquisition, plus rehabilitation cost per unit, the cost of acquiring and rehabilitating 234 units is \$9,360,000. Once again, if the City were to subsidize only the amount needed to retain existing affordable rents, as opposed to the complete acquisition and rehabilitation costs, the costs are estimated at \$5,000 per unit, or \$1,170,000. (Estimated costs are based on actual current projects.)

The significant difference in cost of unit reproduction versus acquisition and rehabilitation clearly establishes preservation as the preferred option. In addition, this purely mathematical analysis does not include the costs of relocation to the tenants and the social impacts of relocating 234 families.

Resources for Preservation Agencies

Two, private non-profit corporations have the financial, legal and managerial capacity to acquire and manage assisted housing developments in Palm Springs. The Coachella Valley Housing Coalition (CVHC) and the Corporate Fund for Housing (CFH) have both indicated their interest in acquiring and managing multifamily projects in the city.

The Community Redevelopment Agency of the City of Palm Springs and the Housing Authority of the City of Palm Springs do not currently own multifamily housing projects, and do not currently have the

managerial capacity necessary. The Housing Authority of the County of Riverside owns rental property in the city, but does not currently have the financial reserves to acquire additional properties with substantial funding from the City.

Financing Programs

The primary financial resource available to the City of Palm Springs is the Redevelopment Agency Low and Moderate Income Housing Fund (LMIH). Currently, the Agency receives approximately \$750,000 in LMIH funds per year. Over the period 1992-1999, this would generate \$5,250,000 in available funding. These funds, however, are also the City's primary resource to construct new affordable units needed to meet the City's RHNA allocations. Therefore, it is not reasonable to assume this full amount could be allocated to preservation projects.

The City currently receives a relatively small Community Redevelopment Block Grant entitlement (\$355,000 in 1992). Of this entitlement amount, approximately \$100,000 is annually committed to single-family rehabilitation. Much of the remaining amount is committed to public service agencies, parks and recreation projects, and youth and senior center projects.

In addition to these sources, the City has indicated its willingness to use financing tools such as multifamily mortgage revenue bonds for acquisition and rehabilitation programs. When supplemented with grants or deferred loans from sources such as the Redevelopment Agency LMIH funds on the Federal Home Loan Bank Board's Affordable Housing Program, this mechanism can make an acquisition and rehabilitation project financially feasible for a non-profit corporation.

Current Federal regulations require the City be notified when a building owner notifies HUD of intent to prepay or opt-out of a subsidy program. At this time, the City has the option to work with HUD and the building owner to extend the affordability of the project. Local housing nonprofits must also be given first right to purchase if an affordable building is to be sold.

SPECIAL HOUSING NEEDS

Within the identified existing and future needs, there are households with identifiable special needs.

FARM WORKERS

Farm worker housing is not an issue in the City of Palm Springs. The economy in the northern Coachella Valley is non-agriculturally

based. With no agricultural jobs, there is no need for farm worker housing.

HOMELESS

Homelessness is a difficult issue to quantify. The homeless are generally mobile, often crossing from one city or county into another. The mild winter climate in Palm Springs may attract the homeless in those months. Hot summer temperatures encourage the homeless to seek daytime shelter in air conditioned public places such as the libraries, malls, and other buildings.

The primary provider of services to the homeless in the Palm Springs area is the non-profit, non-denominational organization, Catholic Charities. They estimate a monthly caseload in Palm Springs of five hundred families averaging four members each. Their caseload specifically does not include the mentally ill or the chemically dependent homeless. The Desert Community Mental Health Center homeless coordinator estimates the population of mentally ill homeless to be 1,000 individuals in the Palm Springs area.

Primary reasons for homelessness presented to Catholic Charities include sudden job loss; illness and lack of medical insurance; family break-ups such as divorce; seasonal job lay-off or reduction in hours.

Palm Springs' proximity to I-10 brings people who find themselves stranded in town. Broken down cars, running out of gas, or other circumstances can lead to temporarily homeless families. While not in need of long term shelter or permanent housing, these short term homeless families need a housing alternative to sleeping in cars.

The Nightengale Manor Emergency Shelter for the Homeless, operated by Catholic Charities in Palm Springs, shelters approximately two hundred families a year. Additional services offered at the shelter include employment counseling and placement, assistance applying for social security and other public assistance programs, referrals to Mental Health Services, and referral to legal aid services. The City of Palm Springs contributes to the funding of the shelter; in the past three years, the City has committed \$50,000 to the shelter. Catholic Charities also provides assistance to prevent families from becoming homeless.

Although actual numbers of homeless individuals and families may fluctuate seasonally, it is clear homelessness is an issue in Palm Springs and will need to be addressed on a continual basis.

ELDERLY

Palm Springs has traditionally been a retirement community characterized by a high population of senior citizens. 1980 Census Data includes the following statistics on the elderly population in Palm Springs. These percentages have then been extrapolated to the 1989 City population.

TABLE III-12
1980 CENSUS DEMOGRAPHIC
CHARACTERISTICS OF THE ELDERLY

	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>
Percent of Total Population	25%	8079	25%	10,418
Living in Group Quarters for Elderly	.8%	266	.8%	333
Population with Sole Income from Social Security	17%	5490	17%	1084
Elderly Population Below Parity	1.7%	555	60%	708
Owner Occupied	60%	4847	60%	6250
Renter	40%	3232	40%	4168

Current estimates are that 26.2% of the City's total population is 65 or over (Community Systems Associates, Inc.) a small increase over the 1980 level of 25%. Reasonable projections are that the elderly population will increase as the population ages, through a combination of the aging of current resident "baby boomers" and increased in-migration of retirees.

Beyond the issue of affordability, special housing needs for the elderly include special programs to keep the elderly in their own homes as long as possible, and provision of special housing with design features and amenities to provide the care and lifestyle desired and required by the elderly.

HANDICAPPED

Data available on the number of handicapped in Palm Springs is limited. 1980 Census data indicates there were 1,207 handicapped individuals in the City of Palm Springs. The 1988 Housing Assistance Plan, prepared for the U.S. Department of Housing and Urban Development and based in part on the Census data, indicates there are 368 low and moderate income handicapped individuals in Palm Springs. The breakdown is shown in Table III-13.

TABLE III-13

LOW AND MODERATE INCOME HANDICAPPED HOUSEHOLDS

	<u>Elderly</u>	<u>One-Person Non-Elderly</u>	<u>Small Families</u>	<u>Large Families</u>
Low and Moderate Households requiring rental assistance which contain at least one handicapped person.	61	115	154	38

Source: CDBG 1988 HAP

Handicapped individuals have special housing needs which include units with access ramps, wide doorways and halls, assist bars in bathrooms, lower cabinets and work cabinets, and elevators in two or more story buildings. Affordability of course, is also an issue for handicapped individuals who often rely on limited sources of income such as disability payments.

LARGE FAMILIES

Updating 1980 Census Data to 1989 population estimates reveals there are 1,125 families with five or more members.

Large families such as these have a special need for three, four or more bedroom units. Units this size affordable to lower income households are very limited.

The 1988 CDBG HAP indicates that of these large families, 109 are in need of affordable rental units in Palm Springs.

TABLE III-14

LARGE FAMILY NEEDS

Very Low Income	40
Low Income	53
Expected to Reside (1991)	<u>16</u>
TOTAL	109

Source: CDBG 1988 HAP

FEMALE HEADS OF HOUSEHOLDS

Updating 1980 Census Data to current population numbers indicates that there are 1407 female headed households with no spouse present and children less than 18 years of age, and 220 male headed households with no spouse present and children under 18 years of age. Single individuals with dependent children need housing which is both affordable and located close to day care facilities and schools.

Female headed households tend to have a low home ownership rate compared to other families, with lower household incomes, and a higher poverty rate. This leads to overpayment for housing and overcrowding of units. 1980 Census Data indicates 11.1% of the female headed households with children are below the poverty level, compared to only 5.6% of the households.

ENERGY CONSERVATION OPPORTUNITIES

Palm Springs' hot summer climate makes energy conservation particularly important. Energy conservation can be encouraged and enhanced by efficient land use patterns, code enforcement, building standards, and rehabilitation programs. Unfortunately, some energy conservation improvements can increase the construction costs of new homes. When requiring energy conservation measures above and beyond those required by Title 24 and the Building Code, the increase in initial purchase price or rental rate must be balanced against the ultimate reduction in monthly utility costs for the resident.

SECTION IV

OBSTACLES AND CONSTRAINTS

POLITICAL AND INSTITUTIONAL CONSTRAINTS (GOVERNMENTAL)

A. Decreasing State and Federal Commitment to Housing

The Federal Government's emphasis on housing policies and funding have shifted with changing administrations and priorities. Over the last ten years, funding for housing and other domestic programs has been sharply cut back. Similarly, State funding for housing programs has also shrunk. These reductions in funding for housing programs, including new construction, have resulted in a significantly reduced amount of new construction of affordable units.

B. Conflicting Responsibilities of Local Government

Facilitating the development of low and moderate income housing is only one of many responsibilities of local governments. A city must also plan for environmental quality, neighborhood character, adequate infrastructure, and reflect the concerns of current residents. These other responsibilities may conflict with the provision of low income housing. Misconceptions about low income housing, often thought of as blighted high-density rental units, contributes to these conflicts. A challenge currently facing public officials is balancing their many areas of responsibility and educating the public as to the true nature of affordable housing. Without increased education, neighbors of any purposed affordable housing project will oppose the project, sometimes successfully.

C. Development Standards

Land use, zoning, and building restrictions often act to exclude low and moderate income housing. Minimum lot size requirements, minimum building size requirements, building code provision, architectural requirements, development fees and other standards raise the price of construction for new housing.

Development fees have increased significantly since the passage of Proposition 13 in California. Local governments must balance the need for affordable housing with budgetary constraints and the need for services to be economically self supporting. Development fees for a typical home are shown in Table IV-1. The fees are also compared to those of other political jurisdictions in the Coachella Valley.

TABLE IV-1

COACHELLA VALLEY-SURVEY OF DEVELOPMENT FEES AND PLANNING FEES
 TYPICAL RESIDENTIAL UNIT CONTAINING 1500 SQUARE FEET OF LIVING AREA
 SINGLE-FAMILY HOME

CITY	PLANNING FEE	PERMIT FEE*	WATER/ SEWER FEE	DEVELOPMENT TAX ON CONSTRUCTION	ELECTRICAL HOOK-UP	MISC. FEES	SCHOOL FEES	TOTAL AMOUNT
Cathedral City	\$ 106.	\$ 1,130. (\$.75 psf)	\$ 2,200. (\$1.47 psf)	\$ 275. (\$.18 psf)	\$ 75. (\$.05 psf)	\$125. Fringe Toed Lizard Habitat Fee* (\$600/ac)	\$2,340. (@\$.56) PSUSD	\$6,250.
Coachella	\$ 350.	\$ 700. (\$.51 psf)	\$ 2,500. (\$1.67 psf)	\$ 800. (1% bldg. valua- tion)	\$ 150. (\$.10 psf)	\$140. Fire Facilities Fee (\$.09 psf-140.) Fringe Toed Lizard Habitat Fee** (\$600/ac)	\$2,340. (@\$1.56) CVUSD	\$7,040.
Desert Hot Springs	\$ 110.	\$1,070. (\$.71 psf)	\$ 2,780. (\$1.85 psf)	\$ 330 (\$.22 psf)	\$ 150 (\$.10 psf)	\$325. Fire Facilities Fee (\$.05 psf-\$75) Traffic Signal Fee (\$50./unit Fringe Toed Lizard Habitat Fee** (\$600/ac)	\$2,340. (@\$1.56) PSUSD	\$7,105.

Indian Wells	\$ 95.	\$ 830. (\$.55 psf)	\$ 2,200. (\$1.47 psf)	\$1,500.	\$ 75. (\$.05 psf)	\$1,030. 1.25% Bldg Valuation Capital Impact Fees Hwy 111 Storm Drain Benefit District Fee ((805./per residential unit) Fringe Toed Lizard Habitat Fee** (\$600/ac)	\$2,340. (@1.56) DSUSD	\$8,070.
Indio	\$ 65.	\$ 1,000. (\$.67 psf)	\$2,110. (\$1.41 psf)	\$ 0.00	\$ 150. (\$.10 psf)	\$843 Parks & Rec. Fee @\$350 Bridge Crossing/ Major Thorough- fare @\$300 Traffic Signal Fee \$100 Fringe Toed Lizard Habitat Fee**	\$2,340. (@\$1.56) DSUSD CVUSD	\$6,508.

La Quinta	\$ 190.	\$ 950. \$.63 psf)	\$2,200. (\$1.47 psf)	\$ 0.00	\$ 150. (\$.10 psf)	\$1,800. Infra- structure Fee=to 2.25 of Bldg. Valuation Fringe Toed Lizard Habitat Fee** (\$600/ac)	\$2,340. (@\$1.56) DSUSD	\$7,630.
Palm Desert	\$ 70.	\$ 1,073. (\$.72 psf)	\$2,200. (\$1.47 psf)	\$ 600. (\$40. psf)	\$ 75. (\$.05 psf)	\$18,805. Drainage Fee @\$800 (\$.53 psf= \$800.) Fire Facilities Fee @100 (\$.07 psf= \$100.) Park & Rec. Fee @ \$855 (\$.57 psf= \$855.) Traffic Signaliza- tion Fee @ \$50 (\$.03 psf=\$50.) Art in Public Places Fee Job Valua- tion Fee Fringe Toed Lizard Habitat Fee** (\$600/ac)	\$2,340. (@\$1.56) DSUSD	\$8,163.

Palm Springs	\$ 135.	\$ 1,037. (\$.69 psf)	\$ 2,850. (\$1.90 psf)	\$ 800 (\$40.psf)	\$ 71. (\$.05 psf)	\$ 863. Drainage Fee @\$750. (\$.50 psf- \$750.)	\$2,340 (@\$1.56) PSUSD	\$7,896.
Rancho Mirage	\$ 270.	\$ 850. (\$.57 psf)	\$ 2,200. (\$1.47 psf)	\$ 600. (\$40. psf)	\$ 75. (\$.05 psf)	\$0.00 Parkland Fees Fringe Toed Lizard Habitat Fee** (\$600/ac)	\$2,340 (@\$1.56) PSUSD	\$6,335.
Riverside County	\$ 100.	\$ 760. (\$1.51 psf)	\$ 2,200 (\$1.47 psf)	\$ 0.00	\$ 150. (\$.10 psf)	\$0.00 Fringe Toed Lizard Habitat Fee** (\$600/ac)	\$2,340. (@\$1.56) PSUSD	\$5,550.

Permit Fee includes: building, plan check, encroachment, mechanical and plumbing fees and Strong Motions Instrumentation (SMI) for the State of California

* Fringe Toed Lizard Habitat Mitigation Fee is applicable to certain cities located within the Coachella Valley.

It should be noted that the City of Indian Wells does not allow buildings smaller than 2000 square feet.

Source: CSA; 1989

D. Code Enforcement

The Code Enforcement process in another aspect of the balancing of which local governments must be sensitive. Code enforcement can be an important tool used to require landlords to maintain rental units in habitable condition. It can also result in the loss of low cost rental units shown, these units are "red-tagged" (declared uninhabitable). When the landlord perceives the costs of rehabilitation of such units are not justified by low rent returns, the units may be demolished with no relocation assistance to the tenants.

ECONOMIC CONSTRAINTS

- A. High development costs have increased the cost of new housing both for purchase and rental. Low and moderate income households have, therefore, been increasingly left out of the housing market.

TABLE IV-2HOUSEHOLDS ABLE TO PURCHASE HOUSING

Price of Home	Approx. Annual Housing Payments Required-1	Approximate Required Income to Qualify-2	% of Palm Springs households with required income-3
\$ 90,000	\$ 711.38/mo. \$ 8,536.56/annual	\$ 26,000	26.5%
\$100,000	\$ 789.82/mo \$ 9,470.40/annual	\$ 28,500	25.5%
\$105,625*	\$ 833.70/mo \$10,004.00/annual	\$ 30,000	24%
\$125,000	\$ 987.28/mo \$11,850.00/annual	\$ 35,500	19%
\$150,000	\$ 1,184.73/mo \$14,217.00/annual	\$ 42,651	14%

* Median price of home, November, 1988;
California Association of Realtors

1. assumes 10% down, 10% interest, 30 year term; includes property taxes calculated at 1% of property value, insurance at 1% of structure value (75% of property value).
2. assumes housing payment are 1/3 of annual income
3. 1986 Special Census Data

B. Maintenance of Rental Units

Many rental units are improperly or inadequately maintained. Tenant families are often unable to afford extensive repairs and rehabilitation, and so rely on the landlord. Tenant-landlord relationships can often be antagonistic, further discouraging maintenance and repair of rental units.

C. Speculation

Many homes, apartment buildings, and vacant land are purchased by persons who are speculating the value of the property will increase. Speculative investing, including frequent resale at increasing prices, and withholding vacant land from development adds to escalating housing prices. Multi-unit property rents are often raised substantially when a property is sold to meet the new, higher, financing cost of the property, unless the property is covered by rent control.

D. Service Worker Job Wages

The Palm Springs economy is based on the visitor serving industry. The majority of employees in this industry are service workers and are paid low wages, often the minimum wage. Housing costs are not determined by local wages, consequently low income households are often forced to spend significantly higher proportions of their income for housing than the Federal standard of 30%.

PHYSICAL CONSTRAINTS (GOVERNMENTAL)

A. Lack of Land

Large sites available for new subdivision within the City of Palm Springs are diminishing. Vacant land suitable for multi-family housing and appropriately zoned is also limited. Vacant multi-family properties may also be used for higher profit hotel development.

TABLE IV-3

CITY OF PALM SPRINGS

LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT -1

Zone	Vacant Acres	Percentage Vacant Acres, under Indian Ownership	Developed Acres
R-1 (single-family residential)	1,643	36%	3,204
Multi-family Zoning			
G-R-5	0	0	41
R-G-A	148	53%	661
R-2	152	18%	584
R-3	127	18%	320
R-4	75	95%	87
R-4-VP	<u>39</u>	95%	<u>62</u>
TOTAL	541		1,755
Multi-family Zoned Land in Tourist Overlay Areas			
R-3	106	222	
R-4	<u>44</u>	<u>42</u>	
TOTAL	150	264	
NET TOTAL	391	1,491	
Multi-family Zoned Land			
Mobilehome Park			
RMHP	2	233	
Non-Residential	1,405	6,608	
(Commercial/Industrially Zoned)			
Sites with Residential Development Potential			
O-5	780	98	
U-R	<u>550</u>	<u>0</u>	
GRAND TOTAL	4,777	11,639	

Source: City of Palm Springs Planning Department

1. Excludes Palm Hills and Urban Reserve Area

TABLE IV-4

CITY OF PALM SPRINGS

RESIDENTIAL BUILDOUT CAPACITY

Zone	Vacant Acres	Maximum Dwelling/acre	Build-out Capacity
Single Family	1,643	3.5	5,750
R-G-A	148	8	1,184
R-2	152	14.5	2,204
R-3 - 1	21	21	441
R-4 - 1	70	29	2,030
TOTAL Multi-family:			5,859
TOTAL Buildout:			11,609

- *1. Vacant land zoned R-3 and R-4 in the Tourist Overlay not included, R-4 includes R-4 and R-4-VP; excludes Palm Hills and Urban Reserve Areas.

Source: City of Palm Springs Planning Department

Assuming full build out of all vacant R-3 and R-4 land available for residential development, an additional 2,471 rental units could be added to the City's housing stock by 1994. If every new multi-family project included 25% affordable units, 618 new affordable units would be built, far fewer than the 1182 new affordable units needed by 1994 as identified by the SCAG RHNA (see Table III-8).

B. Indian Land

As shown in Table IV-3, approximately 56% of the multi-family zoned residential land available for development is owned by members of the Cahuilla Band of the Mission Indians. This land is located throughout the City, originally allocated on an every-other section basis. Generally, Indian owned land is retained by each Indian family. Development of those parcels is possible on a long term (99 year) lease basis. Although this may lower the initial cost of a project by eliminating land purchase expenses, many developers and mortgage lenders are reluctant to participate in a project on leased land. This can be a non-governmental constraint to the development of affordable housing in Palm Springs.

C. Age of Housing

Although the majority of housing in Palm Springs is relatively new, approximately 32% of the units are 20 years old or older. At this age structures begin to require repairs which, if deferred, can lead to serious deterioration.

SECTION V

GOALS, POLICIES AND OBJECTIVES

GOALS

- 4. Decent, safe, sanitary and affordable housing for all residents of the City regardless of income. This broad goal will guide the City's actions with respect to housing. More specifically, the following goals provide the framework for the City's housing program policies and objectives.
- 4A. New affordable housing to expand housing opportunities for all residents of the City developed in accordance with density, building and environmental standards.
- 4B. Coordination of City housing programs with other governmental agencies (cities, county, State and Federal), the private sector (major employers, developers, realtors) and private non-profit agencies.
- 4C. A variety of housing types to meet the diversity of needs throughout the City's residential neighborhoods.
- 4D. Affordable housing for people with special needs, including the elderly, the handicapped, female headed households, and the homeless.
- 4E. The removal or mitigation of constraints to the provision of affordable housing, both governmental and non-governmental.
- 4F. The rehabilitation of deteriorating housing throughout the City and the prevention of further deterioration of affordable units to ensure all housing is safe and sanitary.
- 4G. The elimination of discrimination in housing with regard to race, color, religion, national origin, sex, age, family status, or sexual preference; and equal housing opportunities for all groups.

Goal

- 4A. To develop, in accordance with density, building and environmental standards, new affordable housing to expand housing opportunities for all residents of the City.

Objectives

- 4.1a. To expand housing opportunities for residents from all economic segments, the City shall aggressively pursue available funding for housing projects, including Federal and State Programs, and the use of all Redevelopment Housing Setaside Funds.
- 4.1b. The City's affordable housing programs shall include housing in a full range of prices, including units affordable to households of very low, low, and moderate incomes.
- 4.1c. To facilitate the development of new affordable housing, the City shall work with private developers by providing incentives, both financial and non-financial, to lower project costs in exchange for dedication of a portion of the project as affordable units.

- 4.1d. Through all of the above methods, and any other methods made available to the City through the period of the Housing Element, the City shall strive to meet or exceed its 1994 Regional Housing Needs Analysis (SCAG/RHNA) identified needs, focusing on the needs of very low, low, and moderate income households.
-

Policies

- 4.1.1. The Economic Development Department shall annually recommend to the City Council the use of a portion of the City's Community Development Block Grant entitlement for affordable housing projects.
- 4.1.2. The Community Redevelopment Agency shall expend the funds in the Housing Fund in a timely manner, and shall not allow the accumulation of excess unexpended and uncommitted funds.
- 4.1.3. The Housing Authority of the City of Palm Springs shall apply to the State of California for mortgage revenue bond financing, and tax credit allocations for all qualified developers of housing projects. The City's objective is to compete on bond or tax credit financing a year for each year from 1989 to 1994 or until the Federal Government discontinues the program.
- 4.1.4. The Economic Development Department shall apply for other state, federal, and private housing funding programs that come available and meet an identified local need.
- 4.1.5. The Economic Development Department shall monitor proposed new housing projects to ensure a full range of housing prices, from units affordable to households of very low income to those affordable to households of moderate income.
- 4.1.6. The City and Community Redevelopment Agencies shall assist qualified developers willing to dedicate a percentage of a project as affordable housing by direct financial assistance, including:
- writing down the cost of land for the project,
 - subsidizing the required off-site improvements for the project by direct payment or assessment district financing or both,
 - providing direct rental subsidies to qualified households,
 - providing low or no interest loans for project financing.

The assistance given shall be determined on a case by case basis after analyzing the project. Criteria shall include:

- Percentage of units dedicated as affordable,
 - Level of affordability,
 - Project costs, including a reasonable rate of return on the private sector investment.
- 4.1.7. The City and Community Redevelopment Agency shall provide non-financial incentives to qualified developers willing to dedicate a percentage of a project as affordable housing, including:
- density bonuses,
 - "fast track" priority processing of planning and building permits,
 - innovative zoning techniques.
- 4.1.8. To plan for future development of affordable housing, the City Economic Development Department and Community Redevelopment Agency shall conduct a land banking program using available funds to acquire sites for future development of affordable housing throughout the period of the Housing Element.

- 4.1.9. In order to meet the 1994 SCAG/RHNA figures of unmet needs (533 units of very low income housing, 649 units of low income housing and 446 units of moderate income housing totalling 1,628 units), the City shall work to facilitate the construction of 325 units a year between 1989 and 1994. As a minimum objective the City and Community Redevelopment Agency (CRA) shall construct, subsidize or facilitate the construction of one-third this annual goal, an objective of 108 new affordable units per year. This equivalent to accomplishing 6.6% of the total unmet need figure per year. As a maximum goals, the City shall use 325 units per year, the annual unmet need figure. This objective includes the units to be constructed under the specific programs referred to in policies 4.2.1., 4.2.4., 4.2.5., 4.3.2., 4.3.4., and 4.4.5.
- 4.1.10. Affordable units produced through City and CA programs shall be distributed to parallel the distribution of affordability identified by the SCAG/RHNA; or 33% affordable to very low income households, 40% affordable to low income households, and 27% to moderate income households.
- 4.1.11. The Economic Development Department shall prepare an Annual Housing Progress Report to be submitted to the City Council.

Goal

- 4B. To coordinate City housing programs with other governmental agencies (cities, county, state and federal), the private sector (major employers, developers, realtors) and private non-profit agencies.

Objectives

- 4.2a. The City shall act as lead agency whenever appropriate to coordinate multi-public agency affordable housing projects in Palm Springs.
- 4.2b. The City shall cooperate with and assist regional, county, state and federal agencies to fully utilize all available programs to meet the City's new housing production goals.
- 4.2c. The City shall work with CVAG and major employers to develop a regional employer participation programs where employers contribute to programs to meet the housing needs of their employees.
- 4.2d. The City shall work with qualified non-profit corporation to meet the City's new housing production goals.

Policies

- 4.2.1. The City and CA shall work with the Housing Authority of Riverside County to ensure all funds allocated to the City of Palm Springs in the joint County-City Mortgage Revenue Bond Pool are expended in a timely manner and on projects which meet the City's identified housing needs.
- 4.2.2. The City Economic Development Department shall work with the Housing Authority of Riverside County to maximize the use of Section 8 subsidies and vouchers in Palm Springs and maintain the current level of 178 units for the period for the period 1989 to 1994.
- 4.2.3. The City shall work with its elected officials to request the State and Federal governments take an active roll in providing affordable housing in Palm Springs.

4.2.4. The City's Economic Development Department shall, in conjunction with CVAG, develop a regional employer participation program for the construction of new affordable housing including; but not limited to:

- Mitigation measures for the development of new job generating commercial and industrial project,
- A funding pool into which employers can make contributions to mitigate the impacts of new job generation,
- Direct construction of employee housing by employees to mitigate the impacts of new job generation.

4.2.5. The City Economic Development Department and CA shall continue to work with the non-profit corporation, Coachella Valley Housing Coalition, to provide self-help housing. The objective of this be to program shall be to produce 10 single family units per year during the period 1989 to 1994.

Goal

4C. To provide a variety of housing types to meet the diversity of needs throughout the City's residential neighborhoods.

Objectives

- 4.3a. The General Plan of the City of Palm Springs shall provide for a mixture of residential densities and types disbursed throughout the Community, including renter and owner occupied housing.
- 4.3b. The City Planning and Economic Development and Housing Departments shall encourage the design of innovative residential and mixed use planned developments which offer a variety of building types and lifestyles.
- 4.3c. The City shall encourage distribution of small, affordable projects throughout the City rather than a concentration in one neighborhood.
- 4.3d. The City shall encourage and require energy efficient project designs.

Policies

- 4.3.1. The City Planning and Economic Development Departments shall review the City's General Plan Land Use Element and zoning to assess the distribution of residential densities. This review shall be completed during Fiscal year 1989-90.
- 4.3.2. The City Planning Department and Economic Development Department shall encourage the use of Planned Development density bonuses up to 25% for those developers willing to set aside a portion of the project as affordable to families of very low and low income for rental projects and moderate income housing for owner occupied projects.
- 4.3.3. The use of density bonuses for residential projects shall be reserved exclusively for those projects including a portion of the units as affordable to low and moderate income households.

- 4.3.4. The City Economic Development Department shall continue to work with private developers to complete the build out of the City-owned affordable mobile home park, Sunrise Village, and Sunrise Norte subdivision. The park currently contains 115 units; the ultimate buildout is approximately 400 units, to be phased over the three year period from 1989 to 1992. The subdivision currently includes 52 moderately priced homes with an ultimate buildout of 200.
- 4.3.5. The City Economic Development Department and Community Development Department shall work to rent homes currently owned by the City at rents affordable to low income families, for the period 1989 to 1994.
- 4.3.6. The City shall encourage the integration of affordable units into market rate projects.
- 4.3.7. The City shall encourage infill development.
- 4.3.8. The City Building Division shall require all new construction meet the latest energy efficiency standards as set forth in Title 24.
- 4.3.9. Energy conservation improvements such as insulation and weather stripping shall be included where applicable in the single-family and rental rehabilitation programs administered by the Economic Development Department.

Goal

- 4D. To provide affordable housing for people with special needs, including the elderly, the handicapped, female-headed households, and the homeless.

Objectives

- 4.4a. The City shall facilitate the construction of senior citizen housing in accordance with Federal law when those projects include a portion dedicated for lower income seniors.
- 4.4b. The City shall require the inclusion of units accessible to the handicapped in all new residential construction, except infill single family homes, in accordance with Federal law.
- 4.4c. The City shall encourage the development of amenities such as on-site play areas and day care facilities needed by single parent headed households.
- 4.4d. The City shall work with the Riverside County Department of Community Action and qualified non-profit service agencies to meet the housing needs of the homeless, including emergency shelter and increased affordable permanent housing.

Policies

- 4.4.1. The City Planning and Economic Development Departments shall consider, through the Planned Development process, reductions in parking requirements for those projects designed to serve low-income elderly.

Policies

- 4.5.1. The City Economic Development and Planning Departments shall review the City's vacant land inventory and make recommendations to increase the supply of land available for all types of housing development. This shall be completed in Fiscal Year 1989-90.
- 4.5.2. The Community Redevelopment Agency shall seek out and acquire structures and underdeveloped or underutilized land suitable for redevelopment into residential or mixed-use projects including affordable housing.
- 4.5.3. The City Economic Development and Planning Departments shall work with the Engineering Division to analyze sewer capacity throughout the City and identify areas which may be constraints to affordable residential development. Redevelopment Housing Setaside Funds may be used to remove these constraints when necessary to facilitate specific affordable housing projects.
- 4.5.4. The City Economic Development and other affected departments shall review the City's development fees and, where feasible, recommend reduction of the fees or deferred payment until occupancy for those projects where the developer dedicates a portion of the project as affordable to households of low and moderate income. This shall be accomplished in Fiscal Year 1989-90.
- 4.5.5. The City Economic Development and Planning Departments shall review the City's development and construction standards and, where feasible and legally possible, modify these requirements to minimize construction costs for projects where the developer is willing to dedicate a portion of the project as affordable to households of lower incomes.
- 4.5.6. The City Economic Development and Community Development Departments shall work with the United States Department of Housing and Urban Development on the Joint Venture for Affordable Housing Program, revising City regulations to allow the use of alternative building design and constructions materials and methods which are considered the most cost effective to the occupants. This will be implemented in Fiscal Year 1989-90.

Goal

- 4F. To rehabilitate deteriorating housing throughout the City and prevent further deterioration of affordable units and to ensure all housing is safe and sanitary.

Objectives

- 4.6. The City shall implement the following program to maintain the affordability of those subsidized projects identified as "at risk" of conversion to market rates.
-

Policies

- 4.6.1. The City Economic Development Department shall work with HUD, private developers, housing nonprofits and the Housing Authority of Riverside County to maintain the affordability of the three subsidized projects in Palm Springs (234 units) at risk of converting to market rate projects.

4.6.2. The City shall, upon receipt of any notice of intent by building owners to prepay or opt-out:

1. notify HCD of all notices of intent by owners to prepay their mortgages or opt-out of contracts; and
2. Review all LIHPRHA plans, and notify all affected tenants of their rights and options.

4.6.3. The City and the Redevelopment Agency shall assist in the preservation of affordability when notified of the intent of the owners of an existing subsidized project to prepay and convert to market rate by the following options:

- a. The use of Housing Setaside Funds to assist a housing nonprofit corporation to purchase the project;
- b. Low- or no-interest loans for rehabilitation expenses;
- c. Bond financing;
- d. Assistance in arranging other below-market financing including, but not limited to, Federal Home Loan Bank Board and SAMCo financing; and
- e. Use of HOPE, HOME, CDBG or other Federal or State programs as applicable.

4.6.4. The City shall encourage the preservation of existing subsidized units to benefit primarily the very-low-income households (incomes equal to or below 50% of median income) by maintaining the affordability and condition of their rental units. It is expected that the City's preservation program will benefit 294 very-low-income families during the period 1989 to 1994.

Goal

- 4G. To eliminate discrimination in housing with regard to race, color, religion, national origin, sex, age, family status or sexual preference; and to ensure equal housing opportunities for all groups.

Objective

- 4.7. The City shall affirmatively further fair housing throughout the City.
-

Policies

- 4.7.1. The City Economic Development Department shall administer a Fair Housing Program, under contract with the New Horizons Program of the Riverside County Housing Authority. The City shall ensure a Fair Housing Counselor is available to the citizens of Palm Springs throughout the period 1989 to 1994.
- 4.7.2. The City Economic Development Department shall work with the Palm Springs Community Housing Resource Board (CHRB) to achieve fair housing goals, including increased participation in Voluntary Affirmative Marketing Agreements (VAMA) among realtors, and affirmative advertising in area newspapers.

OBJECTIVE SUMMARY AND TIME FRAME

<u>Policy</u>	<u>Action</u>	<u>Time Frame</u>
4.1.8. Land Banking	Acquire land using CA funds for housing development.	1989 through 1994
4.1.9. New Construction	Facilitate construction of 108 to 325 units of affordable housing per year.	1989 through 1994
4.1.11. Annual Housing Progress Report	Prepare Annual Report to the City Council.	1989 through 1994
4.2.2. Section 8	Maintain Level of Section 8 subsidy.	1989 through 1994
4.2.4. Regional Developer Participation Program	Commercial developer contributions to regional affordable housing fund.	Program adopted regionally in 1990, implemented through 1994
4.2.5. Self Help Housing	Construct 10 units per year of self help housing.	1989 through 1994
4.3.4. Mobile Home Construction	Complete buildout of affordable mobile home park, approximately 285 new units.	1989 through 1992
4.5.1. Land Inventory Review	Review vacant land inventory and recommend changes needed to increase supply available for affordable housing.	1989 - 90
4.5.3. Sewer Capacity Review	Review any areas of constraining sewer capacity in conjunction with 4.5.1. above.	1989 - 90
6.1. Replacement Housing Ordinance	Develop policy requiring one for one replacement of demolished affordable units.	1989 - 90
6.2. Single-Family Rehabilitation	Rehabilitate 12 to 20 homes per year.	1989 through 1994
6.3. Multi-Family Rehabilitation	Develop program and rehabilitate 10 units per year.	Program developed in 1989. Rehabilitate 10 units per year. 1989 through 1994

Quantified Objective	New Construction (NC)	Rehab (CR)	Conservation (C)	NUMBER OF UNITS			
				Very-Low Income	Low-Income	Moderate-Income	Above-Mod-Income
1.1.3	X			100	0	0	400
1.4.1/1.4.2	X			179	216	145	0
2.2.1			X	178	0	0	0
2.4.1	X			0	50	0	0
3.2.3	X		X	142(NC)/ 115(C)	217(NC)/25(C)	74(NC)/27(C)	0
4.4.1			X	14	0	0	0
6.2.1		X		0	30	0	0
6.2.2		X		25	25	0	0
6.5.1			X	6,101	0	0	0

LOW-MODERATE HOUSING FUND

1989-90	1990-91	1991-92	1992-93	1993-94
\$476,509 (actual)	\$651,722 (actual)	\$840,702 (actual)	\$715,434 (projected)	\$751,206 (projected)

89-90 Housing Activities

eration Paintbrush

city-wide program for exterior paint and clean-up of residential property low-income targeted neighborhoods at no cost to property owner.

lf-Help Housing

joint venture between the Agency, local non-profit and State Dept. of Housing Community Development for the construction of infill new-home development through the Self-Help (Sweat Equity) Program. Agency provides grants and loans through its down-payment assistance program.

nstruction Training Program

joint venture between the Palm Springs Unified School District and the Agency which established a construction trades training program utilizing on-the-job hands-on training in all aspects of construction trade. One home constructed and sold to a family of moderate income.

nd Banking

identify and acquire infill vacant lots for the purpose of developing new single-family residential housing for purchase by families of low and moderate income.

roperty Upgrade Assistance

program designed to provide up to \$10,000 in loan funds for the improvement of single-family residential units in targeted low-income neighborhoods.

reservation At-Risk Units

joint venture between the County, a local non-profit and the Agency for the preservation of At-Risk units which are slated for prepayment of their HUD guaranteed mortgage through acquisition and/or renovation of same.

rior Home Repair

program designed to provide minor home repair assistance through the allocation of a \$500 grant per year for senior citizens throughout the city.

90-91 Housing Activities

nty Housing Authority Bond Issue

joint venture between the County and multiple Coachella Valley cities to issue a bond issue for the purpose of acquiring housing units for renovation and management by the County throughout the Coachella Valley.

lti-family Rehabilitation

providing assistance through the Down-Payment Assistance Program for low-income individuals to acquire rehabilitated single-family residential units in targeted low-income neighborhoods.

sert Highland New Construction

Buy down vacant lots and assist developer with the cost of fees for the development of new single-family construction in targeted low-income neighborhood.

1991-92 Housing Activities

Down-Payment Assistance Program

A program designed to provide down-payment assistance in the form of second loans of \$2,000-3,000 to low-income families for the acquisition of homes produced through the Self-Help and Infill Housing Programs.

1992-93 Housing Activities

Vista Chino Manor

Joint venture between the Agency and developer for the development of a 101-unit senior housing facility with related recreational amenities. 50% of the units to be designated for very-low income (not to exceed 50% of median income limits).

Valos Verdes

The development of a 98-unit apartment complex, 20 of which will be designated for very-low-income families (not to exceed 50% of median income limits).

1993-94 Housing Activities

Operation Paintbrush

Self-Help Housing

Land Banking

Property Upgrade Assistance

Reservation At-Risk Units

Senior Home Repair

Los Verdes

Vista Chino Manor

Down-Payment Assistance Program

ENVIRONMENTAL RESOURCES

Palm Springs' uniqueness has its roots in the Cahuilla Indian culture. This portion of the desert provided for them a quality of life not to be found elsewhere in the Valley. The proximity of the natural hot spring and the mountain canyons provided the amenities which encouraged them to overcome the harsh extremes of the climate. Their lifeways were intertwined with the environment.

The site of present-day Palm Springs also became attractive for health reasons to the white settlers who first arrived in the 1880s. But the spa's location, climate, and scenic and social amenities, and an inspiration from the surrounding desert and the massive San Jacinto Range backdrop, soon added a new dimension as destination resort. However, Palm Springs' popularity has caused it to become increasingly urban; and with urbanization, came pressures on the very environmental elements which originally made the city attractive.

Consider urbanization in the desert. Realistically, the placement of any structure on the raw, untouched desert floor or mountainside damages the natural environment. But, man is a part of nature and, therefore, he and his dwellings can and should interact with and respond to the laws of nature. When property develops in an urbanized area, design considerations should revolve around the manmade and natural systems which surround the site. In the desert there are similar considerations, but often in extremes. The desert environment makes Palm Springs a great place to live and visit. This existing image is an important criterion in the design of the City's future. As always there is concern that growth is too much, too fast, and with little concern for quality. It must be remembered that development and redevelopment are what keep a city healthy - there will continue to be development. The goal is to have development occur as an integral part of nature.

It is the specific intent of the Open Space Element to delineate the various forms of open space, evaluate their function in the City's overall environmental system and to implement the goals and policies to assure the City's future environmental quality.

Some of the objectives of this element may be obtainable over a short period of time. However, the intent or emphasis of the planning process may change at any point in time. Policies to cope with the unstable nature of predicting the happenings of the future are ever changing. Funds that may be available for open space in the future cannot be predicted today. Open space and the related uses which are desirable today may not be desirable in the future. The requirements of biological habitats may change over time. Also, open spaces which are established will require special treatment for their continued maintenance and preservation as situations change.

As property develops, the relationship of on-site design considerations to the attractiveness of Palm Springs are also important. Design of the built environment is equally as important to the city's future as is open space. This element endeavors to create a human environment which, in itself, adds to the residents' and visitors' quality of life.

Goals

- 5.A. A distinctive visual and functional environment for the City which differentiates it as a unique place in southern California, enhancing the City's role as a center in the Coachella Valley and a major tourist destination.
- 5.B. Sufficient open space to protect the public health, safety and general welfare from seismic, noise, water pollution, erosion and flood hazards.
- 5.C. Preservation and enhancement of the quality of life for present and future generations by preventing misuse and degradation of natural resources.
- 5.D. Conservation and preservation of the physical environment in order to enhance the relationship between residents and their physical surroundings and to enhance the viability of the natural and human ecosystems.
- 5.E. Protection and preservation of the City's biological resources, especially those sensitive, rare, threatened or endangered species of plants and wildlife and their habitats, and encourage a balance between nature and human development.
- 5.F. Optimal use of valuable energy and water resources, encourage the utilization of alternative renewable energy resources and maximize efficiency in the consumption of energy.

SCENIC, RECREATIONAL & NATURAL RESOURCES

Few communities have our opportunity to provide a full range of recreational facilities and associated uses while at the same time providing for the preservation of the precious open spaces defined by the steep geological features of the mountains and the gentle sloping yet dynamic land in the flood plains. Located in the heart of the city, where it can be enjoyed by both residents and tourists, these open spaces act as carriers of storm water and provide a dramatic contrast to the nearby resort development. The creeks and flood plains form an integrating structure tying together the many public areas and uses that now exist with the new facilities that can be added, both public and private, as the city grows. These will all offer additional richness to the social, cultural and physical structure of the city.

Objective

- 5.1. The maintenance of appropriate natural areas in their undeveloped state.
-

Policy

- 5.1.1. The City shall, upon study, designate as open space those areas which are found to be hazardous to the public health, safety and general welfare, i.e., earthquake, geological hazards, flood plain, blowsand, and airport noise impact areas.
- 5.1.2. The City shall, through acquisition and regulation, preserve lands which are desired by the City as natural desert and mountain areas.
- 5.1.3. The City shall through acquisition and regulation, protect those areas which are found valuable to the City for the conservation, development and utilization of natural resources, including but not limited to water, soils, wildlife, minerals and viewsheds.

Objective

- 5.2. An Open Space program which is ongoing and able to expand as the needs and desires of this community change over time.
-

Policies

- 5.2.1. The City shall make adequate provisions to insure sufficient open space to serve the future recreational and environmental needs of its residents.
- 5.2.2. The City shall provide for acquisition of open space as opportunities arise.

Watersheds/Water Resources

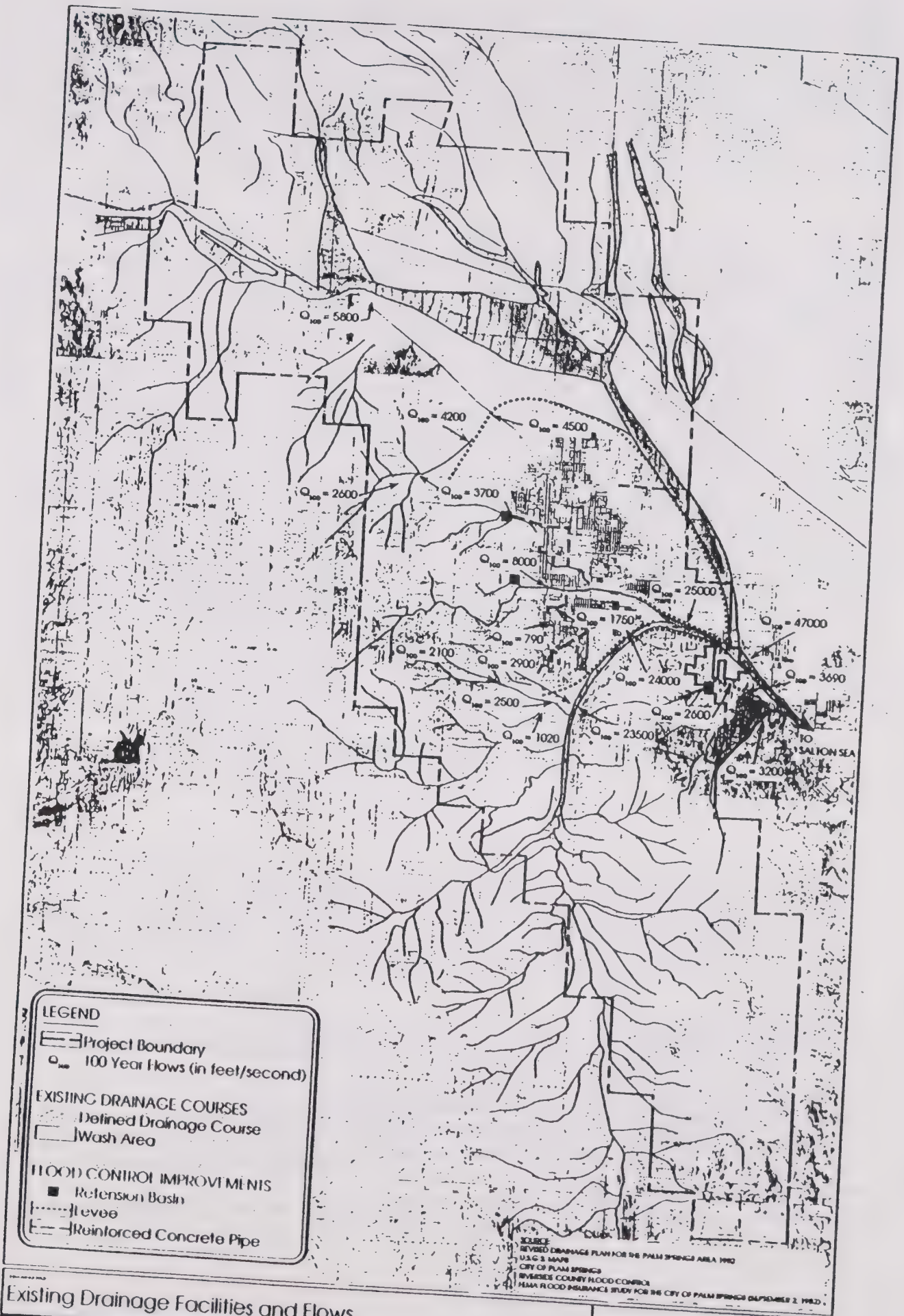
Most of the washes, drainage courses and some of their surrounding floodplains (see Existing Drainage Facilities map) are still undeveloped and can be considered as existing open space. Much of this area could inevitably develop as the hazard or detrimental ecological effects of development are nullified. These washes, including Tahquitz Creek, Palm Canyon Wash, and Whitewater River, provide numerous possibilities for recreational uses. These open space areas provide three basic uses:

1. Needed flood control facilities to many of the neighborhoods which the washes abut or run through.
2. Psychological and physical relief in the developing areas of the City.
3. Enhanced the recreational movement systems running along the washes.

The intent is to place recreational movement systems within these washes and establish related open space recreation uses along side them. The recreational movement systems will "link" and be compatible to other recreational movement system within the City. These other movement systems include bicycle and pedestrian paths along streets. Once completed, recreational movement links will hopefully be provided between every major recreation center, school facility and neighborhood. The recreational uses established along the washes will include linear parks and nodal parks.

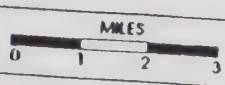
Watercourse areas are also conservation areas for preservation (including plant and animal life and habitats), production (including ground water recharge) and public health and safety (including floodplains and water quality). Palm Springs is dependent upon the production of water from the Coachella Valley Groundwater Basin for domestic and irrigated water. A major source of natural groundwater replenishment is percolation of streamflow which develops in the nearby mountains.

According to the Coachella Valley Master Environmental Assessment (1979), the native quality of groundwater in the Valley, with little exception, is suitable for any beneficial use. The availability and adequacy of water supply is a major issue which will determine the future carrying capacity of the Coachella Valley. The Desert Water Agency, in 1962, became the first State Water Contractor in the Coachella Valley for the purpose of importing water to be used as groundwater recharge. The Coachella Valley Water District became a State Water Contractor in 1963. Together, Desert Water Agency and Coachella Valley Water District developed a recharge program which began in 1973 to protect the valley from groundwater overdraft.



Existing Drainage Facilities and Flows

PALM SPRINGS GENERAL PLAN



Today, Desert Water Agency's annual entitlement is 38,100 acre-feet. Coachella Valley Water District's entitlement is 23,100 acre-feet. The recharge program is conducted through separate exchange agreements with Metropolitan Water District to exchange Colorado River water for Coachella Valley's allotment of State Water during years when a surplus water supply is available. Since the recharge program began, Desert Water Agency and Coachella Valley Water District have together recharged a total of 997,300 acre-feet of State water.

For these reasons, intensive development within these washes shall not be allowed; permitted development within the floodplain will be subject to strict development standards to ensure the safety of the residents and to preserve natural, delicate plant-animal relationships. Where possible, the maintenance of natural floodplains will be encouraged for water percolation, drainage and the prevention of flood damage. Permanent public use of the washes and, in some cases, portions of the floodplain is encouraged.

Implementation will rely basically on the establishment of joint agreements with the Flood Control Districts for access and the placement of facilities within their rights-of-way. The provision of the supplemental facilities e.g. parks, etc., within the surrounding floodplain will require acquisition of rights from private property owners. The acquisition technique and methods of funding will be determined during review of development proposals.

Objective

5.3. The proper conservation, development and utilization of watersheds and water resources.

Policy

- 5.3.1. Maintain ongoing communication with those local, county, special district, and/or State and Federal agencies whose responsibility is to ensure the provision of water to the residents of Palm Springs. The water required to meet the demands of the residents of the Palm Springs area will be provided by the Desert Water Agency or the Coachella Valley Water District, while maintaining the highest standards of water quality and service for residents of the existing City and other current local water users.
- 5.3.2. Encourage the establishment of regional policies and controls for the proper utilization and conservation of the water resources of the Coachella Valley.
- 5.3.3. Encourage the reservation and maintenance of natural flood plain areas and the provision of development standards which will ensure the percolation of water run-off for the replenishment of the natural water table proper drainage and the prevention of flood damage, and the preservation of plant and animal habitats.
- 5.3.4. The alteration of natural drainage patterns in the development of any land shall generally be restricted to those improvements found by the City necessary to benefit flood management purposes; where allowed.

development within the floodplains shall be subject to strict development standards. Compatible recreation facilities, such as golf courses, may be permitted within floodways.

- 5.3.5. Encourage the reclamation of hardlined natural drainage channels toward a natural condition, where possible; man-made and vegetative materials used to stabilize channel slopes shall complement adjacent land uses and recreation areas and the distinctive visual environment of the City.

Hillsides

The San Jacinto and Santa Rosa Mountain backdrop of the City is to be left open and as natural as possible in order to conserve and preserve the delicate habitat and ecosystems within, and to protect the public from the hazardous impact of having development occur in the mountains. Hillside areas have a slope greater than 10% with development restricted to those areas with a slope less than 30%. Valley areas within the mountain ranges may be suitable for low-density development with the preservation of the significant areas accomplished through strict development standards which would control grading and development intensity. The City will insure the recreational function of the mountains by supporting the preservation of their immense scenic and historic value (e.g. Tahquitz Canyon), the maintenance of the existing horse and hiking trails which meander throughout the range, and the establishment of new complementary recreational uses. The provision of recreational uses in these mountain areas will require the multiple usage of regulation and acquisition techniques available to the City. The provision of access to these mountains will require mutual negotiation between the City and property owner, acquisition of development rights and, if needed, fee title acquisitions.

Objective

- 5.4. Recognition of the City's mountains and hillsides as critical open space resource for the City, conserving their aesthetic, recreational and biological resource value.
-

Policies

- 5.4.1. In order to preserve the scenic beauty, to protect the mountains from damaging erosion and to protect the desert floor from flooding, the frontal slopes of the Santa Rosa and San Jacinto Mountains which face the desert floor shall be preserved as open space areas. The slopes of individual landmark peaks should be preserved as open space areas. Development shall be subject to approval of a development plan on a case-by-case basis which addresses aesthetic issues such as screening and landscaping.
- 5.4.2. Motorized vehicles shall be prohibited in hillside areas, except on City-approved roads, public or private.

- 5.4.3. Public acquisition, and placement into public trust, of environmentally-sensitive hillside areas shall be encouraged. Prior to the submittal of a development application, all public and appropriate non-profit trusts should be given an opportunity to purchase hillside property.
- 5.4.4. In addition to other policies set forth in the General Plan, hillside development shall satisfy the following performance criteria:
- (a) Evaluate and quantify impacts of development on habitat for review by the California Department of Fish and Game, Bureau of Land Management, Fish & Wildlife Service and other appropriate entities.
 - (b) Development should be concentrated in areas with natural slopes of 10% or less in steepness. Natural slopes in excess of 30% should remain undisturbed. Development proposals for areas of 10% slope or greater, but less than 30%, or areas subject to erosion, shall be accompanied by detailed soils and geotechnical studies as well as visual simulation exhibits.
 - (c) Proposed development must be compatible, by virtue of design, height, materials and slope compatibility, with surrounding open space. Structures shall not visually break ridge lines. Areas graded for development shall be designed to blend with the natural surroundings.
 - (d) Disturbed areas not proposed for development shall be re-naturalized and re-vegetated; scarring of sensitive areas shall be re-naturalized and re-vegetated. The City shall require appropriate mechanisms with project approval to ensure mitigation.
 - (e) Proposed hillside development shall utilize low lighting levels to avoid glare in visual proximity; such lighting should be consistent with standards developed by Palomar Observatory to protect astronomical observation and research.
 - (f) The availability of and proximity to public services and utilities shall be established prior to occupancy. All public utilities, including water storage, shall be placed underground.
 - (g) Due to the fire hazard of hillside areas with slopes of 10% or greater, access problems, lack of water and excessively dry brush, adequate on-site fire protection measures shall be provided. These could include a fuel modification program, an on-site water storage system, the use of fire-retardant building materials or any other provision deemed necessary during project review.
 - (h) All streets and highways will be developed in a manner that will minimize the scarring of the hillsides and, where major cuts or fills are necessary, they will be repaired in a manner that will make the final appearance of the total area as natural as possible in each environment. Bridges are generally preferred to fill concepts.
 - (i) Development of access roads in hillside areas shall be conducted in such a manner as to minimize scarring and erosion of hillsides. Hillside areas with naturally occurring steep slopes (30% or greater) shall not be disturbed to provide vehicular access where an alternative is available. Access roads serving hillside development shall not exceed 15% grade on any portion of the road.
 - (j) Cuts should be avoided by the use of alternate road design including split roadways and modified cross-sections. Where cuts cannot be avoided, sufficient right-of-way, or slope easement, shall be acquired to allow for flexibility in cut and fill "catch-points"; appropriate erosion control measures shall be incorporated. Where practical, split roadway sections should be a minimum of one-quarter to one-half mile in length.

- (k) Plant species native to the immediate region shall be used in all non-recreational landscaping located in or adjacent to open space areas. Exotic plant species, such as fountain grass, Tamarisk, the Mexican Fan Palm and exotic cactus species, shall be prohibited.

- 5.4.5. Windfarm development on hillsides visible from scenic highways and corridors or on slopes of 15% or greater should demonstrate no significant adverse aesthetic impacts, or provide adequate mitigation, prior to approval.

Biological Resources

On a short-term basis, physical features and climate are the selective forces which determine the dominant plant species of a particular area. Physical features, climate and vegetation determine the animal species that exist in a particular area.

The desert and surrounding mountains are the home of many varieties of plants and animals whose existence depend upon a very delicate balance of environmental conditions. When that balance is upset by man's interference, the fragile ecological system begins to deteriorate. Areas of major concern are those where water exists, such as in the canyons and washes. If the distribution of water is diverted from a service area, both plant and animal life will be affected tremendously. If development landlocks watering holes or restricts movement between feeding grounds, animal life suffers. It can then be seen that very little manipulation to the natural environment can result in multiple problems.

The City of Palm Springs has unique plant resources in its surrounding mountains and canyons, and its desert floor, that require protection and/or special plant management techniques to help insure that future generations have these plant resources in the same or greater quantity as currently exists. Trees and plants are a valuable asset, providing a healthier and more beautiful environment in which to live, work and play. They provide oxygen, shade, aesthetic and wildlife values, watershed protection, and a priceless psychological relief to the man-made urban setting. Trees and plants also aid in preventing erosion, flooding, and air, noise and visual pollution. It is in the public interest to promote the continued health of this City's diverse plant resources and riparian habitats by providing regulations and guidelines for the management of plant resources.

In this Plan, the phrase "important biological resources" refers to (1) those vascular plant and vertebrate animal species that are listed as threatened or endangered by either the State of California or the Federal Government; (2) those species considered to be candidates for Federal listing; (3) plant species considered rare or endangered by the California Native Plant Society; or (4) habitats that are rare or unique at a city, county, state or national level. A unique habitat means that there is only one such

habitat within the City's planning area, the County of Riverside, the State of California or the United States.

Physical features, climate and vegetation have combined in the area to form eight distinct habitat types representing four plant communities (see Plant Communities map):

Pinyon Juniper Woodland:
on rocky hillsides
on alluvial flats

Chaparral

Riparian Communities:
Sonoran Riparian Community
Coastal Riparian Community

Creosote Scrub Community
on alluvial fans and plains
on rocky hillsides
Desert Wash

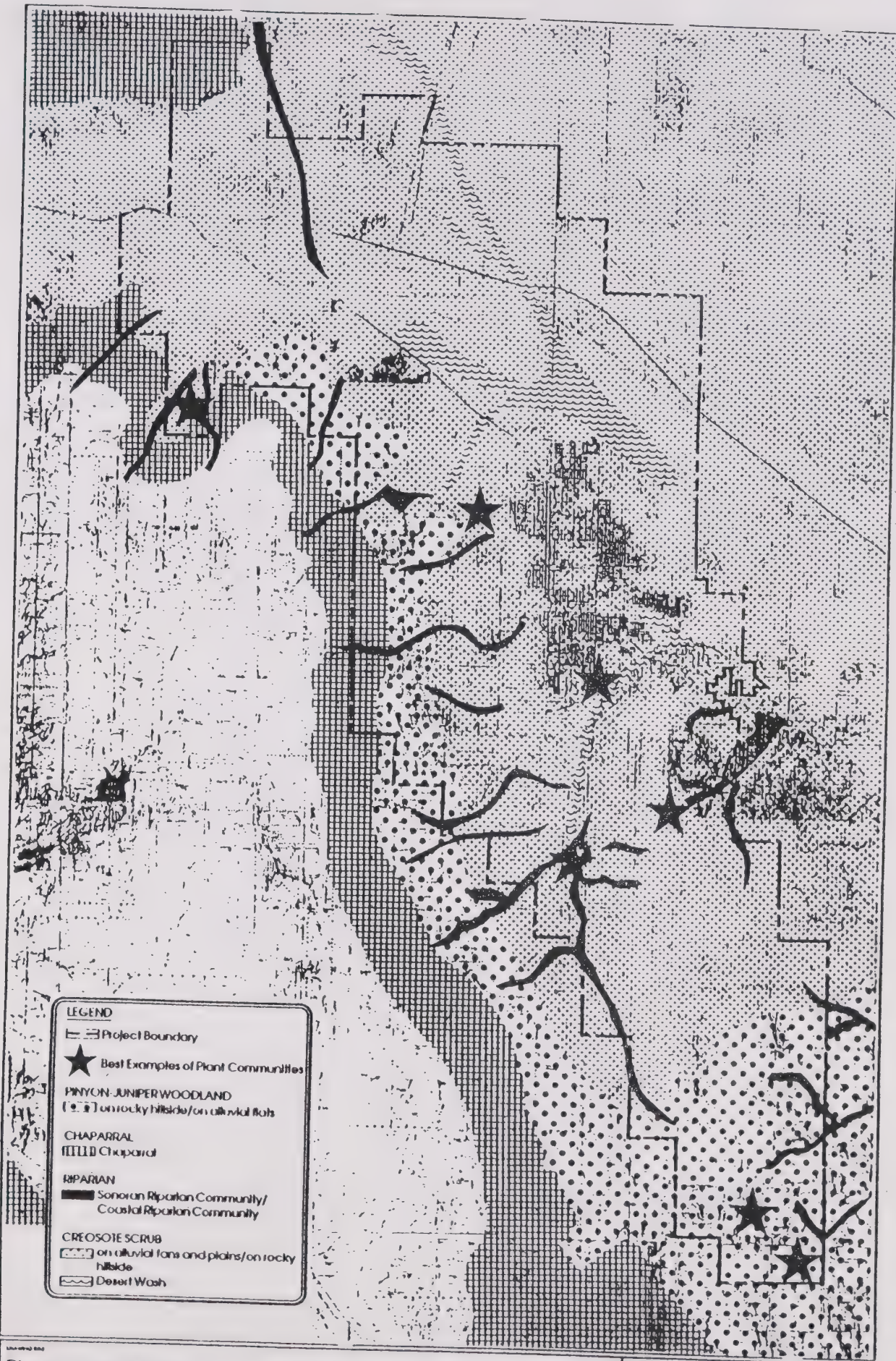
Pinyon-Juniper Woodland is dominated by a small tree called the Pinyon Pine and a large shrub known as the California Juniper. Other perennials that can be expected in this community include Scrub Oak, Mojave Yucca, and Antelope Brush. These plants are typically found wherever the elevation exceeds 4,500 feet. Precipitation averages between twelve and twenty inches, some falling as snow in winter, and temperatures can be expected to drop below freezing almost every night in January.

The Pinyon-Juniper Woodland exists both on rocky hillsides and alluvial flats over 4,500 feet. However, a distinction is made between this plant community depending upon the two general substrates on which it is found. A number of plant and animals species are restricted in their distribution to either Pinyon-Juniper Woodland on alluvial flats or Pinyon-Juniper Woodland on rocky hillsides. For example, the Bush Penstemon, Coast Horned Lizard, California Thrasher and Nimble Kangaroo Rat are species essentially confined to the Pinyon-Juniper Woodland on the alluvial flats. They are generally not found in the Pinyon-Juniper Woodland on rocky hillsides. Conversely, the Pancake Cholla, Granite Spiny Lizard, Rock Wren, and Canyon Mouse are restricted to the rock-covered hillsides of the Pinyon-Juniper Woodland and are rarely found on the alluvial flats.

Although the **Chaparral** plant community is the most extensive vegetation type in California, it is limited in its distribution within the area. Dominated by Red Shanks, the Chaparral in the area is confined to elevations between 2,800 and 4,500 feet. Precipitation averages approximately eighteen inches per year with a very small portion falling as snow. Winter temperatures drop below freezing frequently during the month of January. Other plant species associated with the Chaparral in the area include Chamise, Ceanothus and Sugar Bush.

The **Sonoran Riparian Community** is characterized by the Desert Fan Palm, *Washingtonia filifera*. This species, the only palm native to the western United States, is found only where water is at, or very near, the surface. This is one of the most limited habitats found within the area, existing at twenty-one locations. The presence of the palms indicate that summer temperatures are hot and winter temperatures seldom drop below freezing. Elevational ranges are from 800 to 2,900 feet. Other perennials associated with the palms include the mesquite, Shrub Tamarix and Arrowweed.

The **Coastal Riparian Community** is characterized by the permanent, or near-permanent, presence of water which supports the growth of white alder, Fremont's Cottonwood, California Sycamore and various species of willow. Climatically, it differs from the Sonoran Riparian Community in that it experiences colder winter temperatures and



Plant Communities

PALM SPRINGS GENERAL PLAN

SOURCE
JAMES CORNELL, ECOLOGICAL CONSULTANTS

SCALE: 1" = 1 MILE

MILES

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therefore does not support the relatively cold-intolerant Desert Fan Palm. Within the area, this riparian community is found at higher elevations or more westerly longitudes than the Sonoran Riparian Community. It has the most limited extent of the eight habitats within the area.

The Creosote Scrub Community exists on three somewhat different type of substrates within the area. On the alluvial fans emanating from mountain canyons the Creosote Bush grows amongst the rocks and large boulders that are washed out of the canyons during severe storms. Along with the Creosote Bush can be found Encelia, Burrobush, Beavertail Cactus, and Jumping Cholla. Creosote Scrub also exists on the rocky hillsides below 3,000 feet. Here it exists with the Barrel Cactus, Trixis and Pygmy Cedar. Sand hummocks, topped with the Creosote Bush are common along the margins of the San Geronio and Whitewater Rivers within the area. Along these sandy tracts can also be found Ephedra. In all three of these Creosote-dominated habitats annual precipitation is well below ten inches. Summers are extremely hot and winters rarely experience temperatures below freezing.

Running through the Creosote Scrub Community is the Desert Wash Subcommunity indicated by the presence of the Desert Willow, Smoke Tree and Desert Lavender among others. Since the Desert Wash is surrounded by Creosote Scrub, it is best considered a subcommunity of the Creosote Scrub Community and has the same climatic and elevational characteristics. It is different, however, in receiving not only the precipitation that falls in the immediate region, but also the runoff from the surrounding mountains and canyons.

None of these habitat types may be considered unique within California taken in its entirety. However, the best examples of the Sonoran Desert Riparian Community in the state (or Desert Fan Palm Oases as they are popularly known) are found within the area. There is no place else in which can be found so many native palm oases and of such size. The largest desert fan palm oasis in existence, Palm Canyon, occurs here and there are a total of nineteen distinct palm-oases within the area.

DESERT FAN PALM OASES

- Andreas Canyon (1) *
- Arenas Canyon (2)
- Cat Canyon (4)
- Cathedral Canyon (5)
- Chino Canyon Oasis (6)
- Dead Indian Canyon (7)
- Eagle Canyon (8)
- Ebbens Creek (9)
- Grapevine Creek (11)
- Henderson Palms (12)
- Murray Canyon (15)
- Palm Canyon (16)
- Poliak Palms (17)
- Purcell Palms (4)
- Tevis Spring (23)
- Vargas Palms (24)
- Wentworth Canyon (25)
- Willard Palms (27)
- Zabriskie Palms (28)

* Numbers correspond to Important Biological Sites map

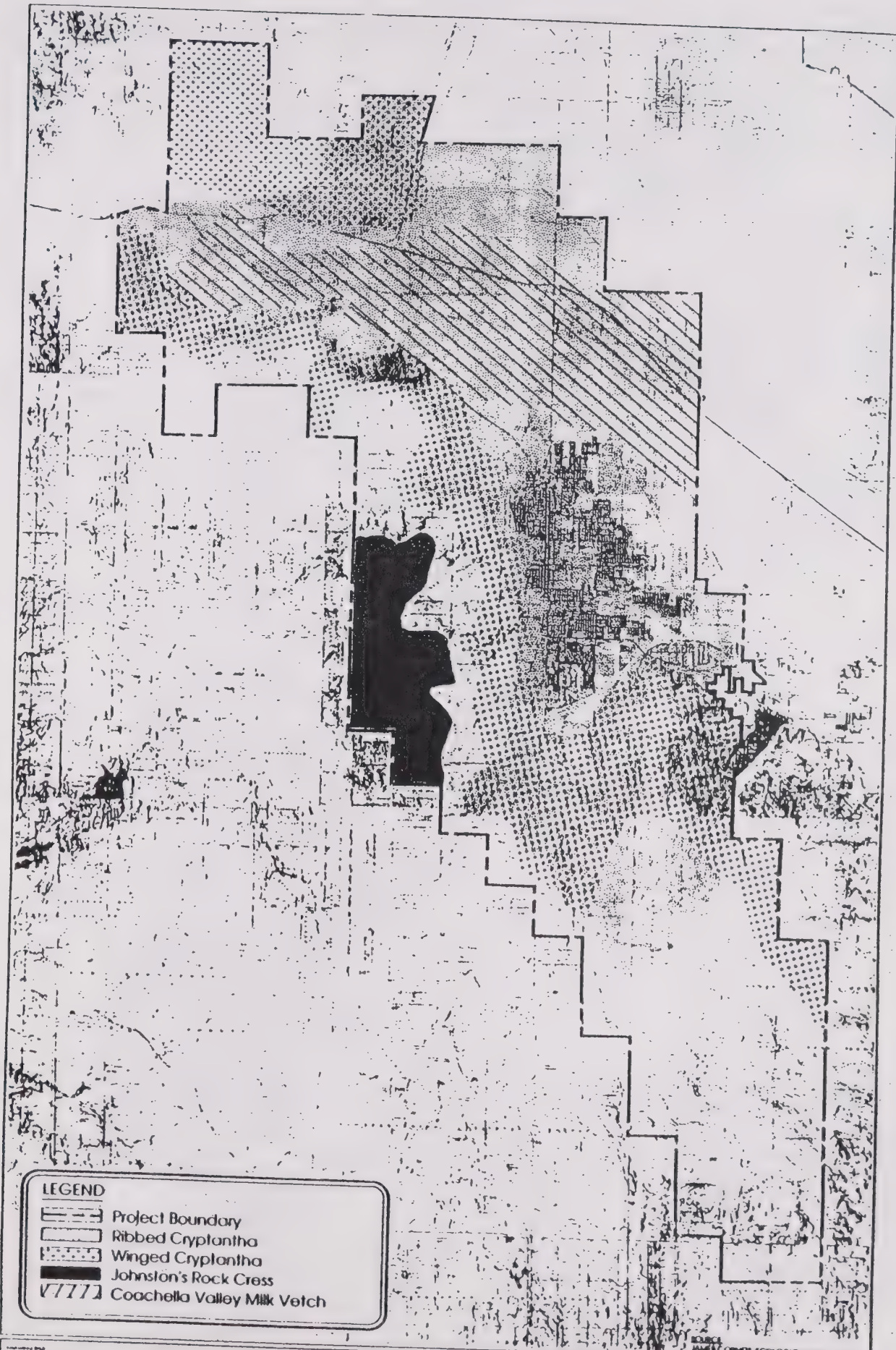
Sensitive Plant Species (see Flora Ranges maps)

Sixteen plant species that are listed in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California are either known or are believed to occur in the area. None are officially listed as either rare, threatened or endangered by either the Federal or State Governments.






However, two (Johnston's Rock Cress and the Coachella Valley Milk Vetch) are listed by the Federal Government as **Category 1** Candidate species. A **Category 1** Candidate is one that the U.S. Fish & Wildlife Service currently has sufficient information on biological vulnerability and threats to support the appropriateness of proposing to the list the taxa as endangered or threatened species. In short, they can technically become listed at any time. Candidate species, however, do not enjoy any protection under the Endangered Species Act. Four plant species (the Flat-seeded Spurge, California Ditaxis, California Barrel Cactus and Little San Bernardino Mountains Gilia) are considered **Category 2** Candidates. These plants represent taxa for which information now in the possession of the U.S. Fish & Wildlife Service indicates that proposing to list them as endangered or threatened species is possibly appropriate, but for which substantial data on biological vulnerability and threats are not sufficiently known to support an immediate listing. One plant species (Hall's Monardella) is a **Category 3** Candidate. A **Category 3** Candidate species is one that has been a Candidate 2 species but no longer has candidate status.

The remaining plant species are considered rare by the California Native Plant Society but have no special status. Estimates of the population percentage within the planning area for each species is provided. These are educated guesses based on personal experience, the habits of the species and the known range. The precise, even general, ranges for rare plants are unknown. Figures ? through ?? show the known or possible range of each of these plant species within the area. Focused biological studies in the field, conducted at the appropriate time of year (spring in most cases), are the only way to determine the precise range of each species. The following list give a general description of where these plants might occur.





LEGEND

-  Project Boundary
-  Ribbed Cryptantha
-  Winged Cryptantha
-  Johnston's Rock Cress
-  Coachella Valley Milk Vetch

Flora Ranges - Candidate Species for Federal & State Listing

PALM SPRINGS GENERAL PLAN



DATE: 10/10/00
 BY: JAMES C. CORNELL, ECOLOGICAL CONSULTANTS



Flora Ranges - Candidate Species for Federal & State Listing

PALM SPRINGS GENERAL PLAN

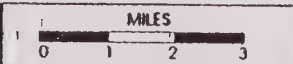


FIGURE 107

SENSITIVE PLANT SPECIES

Species	Range	Designation	Notes
Salton Milk Vetch	Creosote Scrub Community (under 1,000 ft.)	rare (CNPS)	Less than 1% of the total population within planning area
Johnston's Rock Cress	Chaparral & Yellow Pine Forest Communities (above 4,500 ft.)	Category 1 (Fed)	Less than 1% of the total population within planning area
Coachella Valley Milk Vetch	Creosote Scrub Community where sand hummocks occur	Category 1 (Fed)	Less than 10% of the population within planning area
Triple-ribbed Milk Vetch	alluvial fans & canyon bottoms in Santa Rosas (1,400-4,000 ft.)	rare (CNPS)	Less than 20% of the known population within planning area
Ayenia	Creosote Scrub Community in rocky canyons (under 1,500 ft.)	rare (CNPS)	Less than 10% of the population within planning area
Flat-seeded Spurge	Creosote Scrub Community on valley floor	Category 2 (Fed)	Less than 40% of the population within planning area
Ribbed Cryptantha	Creosote Scrub Community (under 1,500 ft.)	rare (CNPS)	Less than 5% of the population within planning area
Winged Cryptantha	Creosote Scrub Community at base of Santa Rosas	rare (CNPS)	Less than 10% of the population within planning area
Glandular Ditaxis	Sandy flats on valley floor (under 500 ft.)	rare (CNPS)	Less than 15% of the population within planning area
California Ditaxis	Creosote Scrub Community in Santa Rosas (400-3,000 ft.)	Category 2 (Fed)	Less than 50% of the population within planning area
Cliff Spurge	Whitewater Canyon	rare (CNPS)	Less than 50% of the population within planning area
California Barrel Cactus	Whitewater Canyon & San Bernardino Mountains	Category 2 (Fed)	

Little San Bernardino Mountains Gilia	Likely only outside planning area	Category 2 (Fed)	Less than 1% of the population within planning area
Spearleaf	Creosote Scrub Community (2,000-3,000 ft.)	rare (CNPS)	Less than 10% of the population within planning area
Hall's Monardella	San Jacinto Mountains at Chaparral/Yellow Pine Forest intersection (over 3,000 ft.)	Category 3 (Fed)	Less than 10% of the population within planning area
Desert Fan Palm	Sonoran Riparian Community (800-2,900 ft.)	rare (CNPS)	Nineteen distinct locations; Palm Canyon is the largest known concentration with 2,511 adult trees. Less than 65% of the population within planning area

Animal Resources (see Fauna Ranges maps)

Animal populations include such mammals as squirrels and other rodents, several varieties of mice and rats, bats, rabbits, coyotes, foxes, skunks, bobcats, and bighorn sheep. Amphibians and reptiles include a wide variety of lizards including the Coachella Valley fringe-toed lizard, the Chuckwalla and flat-tailed horned lizard. The desert supports a wide variety of birds, ranging from small wrens and sparrows to the larger raptors including the golden eagle and prairie falcon, and barn and great-horned owls. Insects and arthropods include scorpions, crickets, spiders, beetles, butterflies, moths, bees and the red velvet mite.

Nine species of vertebrates currently listed as threatened or endangered, or candidates for that status, are believed to occur within the area. A brief discussion of each species follows. Included in the account is the species' official status, a general description of where it might be found within the area, and mitigating potential adverse impacts to the species.



LEGEND

- Project Boundary
- Penninsular Bighorn Sheep
- Desert Tortoise
- Fringe-toed Lizard
- Least Bell's Vireo

Iona Ranges - Candidate Species

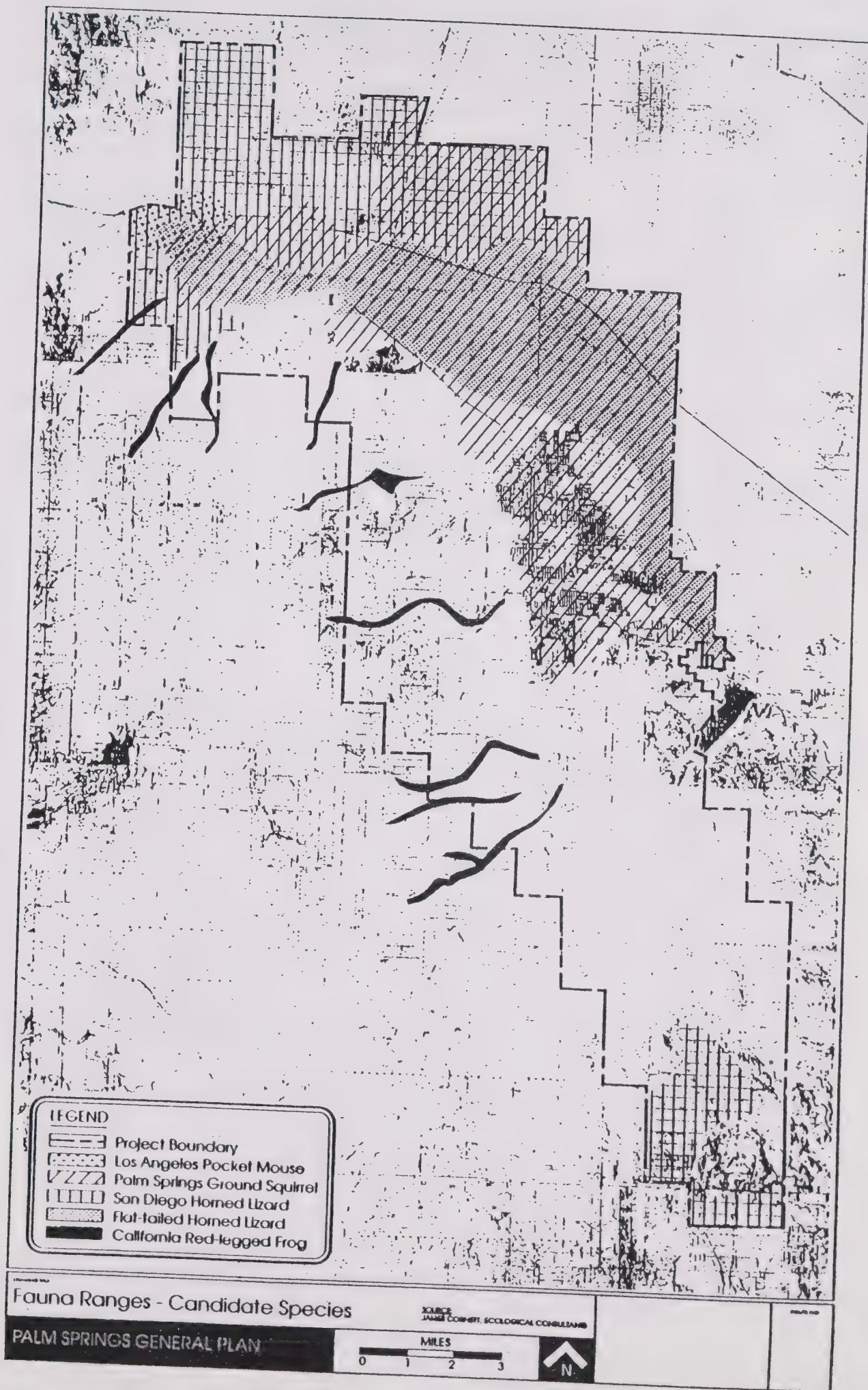
DESIGN
JAMES CORP. & ASSOCIATES

PALM SPRINGS GENERAL PLAN

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SENSITIVE ANIMAL SPECIES

Species	Range	Designation	Notes
Red-legged Frog	Sonoran or Coastal Riparian Communities	Category 1 (Fed)	Occur in canyons with a permanent water supply including Snow Creek, Falls Creek, Blaisdale, Chino, Tahquitz, Andreas, Murray and Palm Canyons
San Diego Horned Lizard	Creosote Scrub Community on alluvial fans and plains	Category 2 (Fed)	Urban development is the greatest threat; it can survive in wind parks provided domestic animals are not present and grading is confined to wind generator pads and access roads.
Flat-tailed Horned Lizard	Creosote Scrub Community	Category 1 (Fed)	Urban development is the greatest threat; it requires loose, windblown sand and could conceivably survive in wind parks if domestic animals are not present and sand hummocks are allowed to form.
Desert Tortoise	Creosote Scrub/Desert Wash Communities	Threatened	Cannot coexist with urbanization and disturbance of the natural landscape. At the present time U.S. Fish & Wildlife is allowing some tortoise habitat to be destroyed if developer pays fee to acquire tortoise habitat elsewhere in state.

Coachella Valley Fringe-toed Lizard	Creosote Scrub Community in sandy tracks	Threatened	A structure has already been established that allows developers to pay fee of \$600/acre when developing land within known or historical habitat. Fee is used to purchase habitat elsewhere in Coachella Valley.
Least Bell's Vireo	Coastal or Sonoran Riparian Zones	Threatened	Urban development within 100 yards of riparian habitats is the greatest threat; preservation of these habitats is the only effective protection at this time.
Peninsular Bighorn Sheep	Santa Rosa & San Jacinto Mountains	Category 2 (Fed)	Human intrusion into bighorn habitat is the greatest threat; large preserves, on the order of scores of square miles devoid of any kind of human intrusion, may be the only way to preserve this species.
Palm Springs Ground Squirrel	Creosote Scrub Community in low elevation flatlands	Category 2 (Fed)	Urban development is the greatest threat; the Coachella Valley Preserve and other fringe-toed lizard preserves may be adequate to protect this species.
Los Angeles Pocket Mouse	Creosote Scrub Community	Category 2 (Fed)	Urban development is the greatest threat; large preserves, on the order of several square miles each, are the only way to effectively protect this species.

Unique Habitats (see Important Biological Sites map)

Of the thirty-four significant biological areas identified, all but five are the result of the presence of water at or near the surface. Such areas are termed riparian in character because they support plants and animals whose distribution is closely associated with springs, ponds, streams, rivers or lakes. The presence of water at or near the surface in an arid environment typically results in a lush growth of vegetation including cattail, willow and sometimes cottonwood. The vegetation, along with the water, attract a wide assortment of animal species because of the bounty of food, shelter and drinking water that is available. Many rare animal species including officially-listed species such as the Peninsular Bighorn and Least Bell's Vireo are closely associated with riparian environments. Indeed, most of these animals could not otherwise exist in a region if riparian habitats were not present or were eliminated.

Each of the thirty-four habitats deemed significant are shown in Figure ?. In addition, a zone of maintenance, generally extending beyond the habitat boundary, is also included in the Figure. The zone of maintenance is the minimum area necessary for the continued existence of the habitat. It usually represents the drainage area or watershed necessary to maintain a permanent water supply for the habitat. For example, the Andreas Canyon riparian zone is dependent upon several square miles of watershed to provide adequate runoff water for the survival of the Desert Fan Palms in the canyon.

Riparian Habitats

1. **Andreas Canyon** is an excellent example of a Sonoran Riparian Community and with over 1,000 wild palms is one of the largest Desert Fan Palm Oases in existence. Associated with the palms are White Alder, Cottonwood and California Sycamore. A permanent stream runs through the canyon and during wet years the stream may run out onto the alluvial fan through the entire summer. The Least Bell's Vireo is known to breed among the willows along the stream and Peninsular Bighorn occasionally come to drink. Red-legged Frogs may occur along the stream but have not yet been recorded.
2. The **Arenas Canyon** riparian zone is located in the San Jacinto Mountains just west of the old Americana Canyon Hotel. Permanent water from springs exists in several places in the canyons and a small stream usually flows through the canyon and out onto the alluvial fan during the winter and early spring months. Desert Fan Palms as well as willows, sycamores and cottonwoods exist in small numbers. Least Bell's Vireos may be found in the canyon as well. The Peninsular Bighorn are known to come to drink during the summer months.
3. The **Blaisdell Canyon** riparian zone is another example of the Coastal Riparian Community. Water runs down Blaisdell Canyon year round, fed both from precipitation runoff and springs. California Sycamore, Fremont Cottonwood and various species of willow occur along the stream and Red-legged Frogs may reside within the waters themselves. This canyon and its stream is one of the sheep's most important watering sites in the San Jacinto Mountains. Droppings are regularly found in the canyon bottom. Least Bell's Vireos may also occur here.
4. Only a portion of **Cat Canyon** exists within the area. However, that portion does contain a good example of the Sonoran Riparian Community typified by the presence of the Desert Fan Palm. Other plant species



that grow alongside the palms include Shrub Tamarisk, Arrowweed and various species of willow. A few Fremont Cottonwood trees are also present. Peninsular Bighorn are known to regularly utilize this canyon for the water provided by several permanent springs.

5. **Cathedral Canyon** contains a number of plants associated with riparian habitats including Shrub Tamarisk, Arrowweed, Fountain Grass and the Desert Fan Palm. A few small springs are utilized by the Peninsular Bighorn Sheep.
6. The **Chino Canyon** riparian zone has harbored more pairs of breeding Least Bell's Vireo than any other site within the area. In 1983 twelve pairs had established territories within the heart of the oasis. Peninsular Bighorn are also known to come here to drink and possibly to give birth to their lambs. Unlike the riparian zones of Snow, Blaisdell and Falls Creek Canyons, the Chino Canyon riparian zone is nearly as broad as it is long. The water that irrigates the plant life rises in the heart of the oasis and seems to spread out over the uppermost reaches of the alluvial fan. Some Desert Fan Palms occur here along with dense willow patches and numerous cottonwoods. The threatened Desert Tortoise may also occur along the eastern boundary of the riparian zone. The oasis is the most accessible riparian zone within the area and seems very susceptible to development.
7. **Dead Indian Canyon** harbors a number of Desert Fan Palms along with stands of Arrowweed and Shrub Tamarisk. Even though no permanent water exists Peninsular Bighorn Sheep do visit the canyon bottom, apparently for food.
8. **Eagle Canyon** lies in the Santa Rosa Mountains and terminates near the 1991 boundaries of Palm Springs at Highway 111. The canyon harbors a few palms, has a few small permanent springs and abundant clusters of Fountain Grass and Arrowweed. Peninsular Bighorn sheep are known to frequent this area and seem to regularly use the canyon's water supply, at least during the summer months.
9. **Ebbens Creek** is not actually a permanent creek. There are a few springs in the canyon but none appear to be permanent. Water only flows for a day or two after a major storm. Scattered Desert Fan Palms occur in the canyon along with Fountain Grass, Shrub Tamarisk and Arrowweed. Peninsular Bighorn apparently visit the canyon when surface water is present.
10. The **Falls Creek** riparian zone is another excellent example of a Coastal Riparian Community. White Alders, California Sycamores and Fremont Cottonwoods as well as various species of willow all can be found in this canyon. The Red-legged Frog also probably occurs here. Peninsular Bighorn have been observed within the canyon and the Federally threatened Least Bell's Vireo probably breeds amongst the willows. The water in the canyon is permanent and is a result of spring and precipitation runoff.
11. The **Grapevine Creek** riparian zone exists within the Santa Rosa Mountains. Some of the largest unburned Desert Fan Palms in existence occur within this canyon. Cottonwoods and willows are associated with the palms. Surface water is present and provides an important source of moisture for the State-listed Peninsular Bighorn Sheep. The springs in the canyon are fed from underground runoff from the north face of Asbestos Mountain.
12. Just north of Arenas Canyon is a small spring and group of Desert Fan Palms called **Henderson Palms**. Along with the palms grow the introduced Fountain Grass, Cattails, and Arrowweed. Although there is some runoff down the small ravine which harbors Henderson Palms, most of the moisture comes from a small spring. In the past, Peninsular Bighorn may have drunk from the spring but no bighorn droppings have been found around the oasis for several years.
13. The **Los Osos** riparian environment barely enters the area. There is a small, but permanent stream in Los Osos Canyon that extends out onto the alluvial fan in most years. The stream is lined with dense stands of willow, and cottonwoods occur further up the canyon. The Least Bell's Vireo is known to occur at Los

Osos and the Peninsular Bighorn may occasionally visit the stream for water. The quality of the riparian community is considered excellent due to the permanent water supply and the diversity of riparian plant species. The threatened Desert Tortoise has been observed in the general region of the oasis. Los Osos is part of the University of California land and water reserve system.

14. Like Cathedral Canyon, **Milanovich Canyon** drains out onto the Cathedral City alluvial fan. The plant species are similar and include Shrub Tamarisk, Arrowweed, Fountain Grass and a few Desert Fan Palms. There are no permanent springs in this canyon but the droppings of Peninsular Bighorn are regularly found indicating that the sheep do utilize the canyon for food and perhaps water when it is available.
15. **Murray Canyon** is another excellent example of a Sonoran Riparian Community with numerous tree species and dense clusters of Desert Fan Palms. Growing alongside the palms are various species of willows, California Sycamores and Fremont Cottonwoods. The stream is permanent but only during the first few months following the winter rainy season does the stream flow out onto the alluvial fan. Both the Least Bell's Vireo and Peninsular Bighorn Sheep have been recorded from the Canyon.
16. **Palm Canyon** is the largest example of a Sonoran Riparian Community with over 2,500 Desert Fan Palms; the largest Desert Fan Palm oasis in existence. There are actually three canyons which form the Palm Canyon oasis complex: the main canyon, the East Fork and the West Fork. In addition to the palms, numerous other tree species can be found within the canyons including California Sycamore, Fremont Cottonwood, White Alder and various species of willows. Both the main canyon and the West Fork carry water year-round, an attraction for both Peninsular Bighorn and the Least Bell's Vireo.
17. **Poliak Palms** is a small oasis just north of Tahquitz Canyon. A permanent spring provides water for the handful of palms. Wild Grapevines nearly cover some of the smaller palms.
18. **Potrero Spring** is located in the Santa Rosa Mountains just west of Asbestos Mountain. There is sufficient water from the spring to support a dense growth of willows and large individuals of Sugar Bush. There are no palms. No records of Peninsular Bighorn exist for this spring though the sheep do occur in the general region.
19. **Seven Palms Oasis** is located just outside of the area; on the northeast corner of Twentieth Avenue and Palm Drive. This is a native palm oasis currently with twenty-nine adult Desert Fan Palms. There is no surface water but water does come to within twenty feet of the surface. Other plants associated with the palms include Honey Mesquite, Alkali Goldenbush and Saltgrass. Although this palm oasis is technically outside of the area, the pumping of groundwater nearby could adversely effect the oasis.
20. The **Snow Creek** riparian zone results from snow and spring runoff of the north face of the San Jacinto Mountains. Snow Creek is a permanent stream and supports a lush growth of White Alder, California Sycamore and various species of willow along its margins. Occasionally the water flows down slope beyond the Desert Water Agency catchment dam near the mouth of the canyon. Both Peninsular Bighorn and Least Bell's Vireo can be expected in the canyon and Mule Deer and Mountain Lion have been observed in and around the canyon. The increasingly scarce Red-legged Frog probably exists here. The riparian community along Snow Creek is considered an excellent example of the Coastal Riparian Community.
21. Unlike Chino Canyon, the **Tachevah Canyon** riparian zone is one of the least accessible riparian zones within the area. It is perched off the valley floor several hundred feet up into the San Jacinto Mountains, directly behind downtown Palm Springs, and is not considered a perennial source of water. In exceptionally dry years surface water may be lacking. Nonetheless, Peninsular Bighorn do visit this area for moisture, particularly during the summer months if water is available. Willows and cattails are the dominant riparian vegetation. There are no Desert Fan Palms.

22. **Tahquitz Canyon** riparian zone is another excellent example of a Coastal Riparian Community with White Alder, California Sycamore Fremont Cottonwood and various species of willow. The Least Bell's Vireo has been reported from the canyon and Peninsular Bighorn Sheep have been observed drinking from the permanent stream that courses through the canyon and out onto the alluvial fan. The source of the water is precipitation in the Tahquitz Canyon Watershed and springs. Contrary to information held within the California Natural Diversity Database, there are no Desert Fan Palms in this canyon.
23. **Tevis Spring** has no permanent surface water. However, subsurface moisture is sufficient to allow the growth of a single Desert Fan Palm (one of the highest altitude palms known) and several large shrubs including the Sugar Bush. It is located just west of the uppermost reaches of Dead Indian Canyon.
24. **Vargas Palms** is a small palm oasis located in a ravine on the north face of the San Jacinto Mountains. Approximately thirty adult Desert Fan Palms exist at the site along with Honey Mesquite and Arrowweed. A small spring exists near the northwest corner of the oasis. Peninsular Bighorn visit the spring occasionally as the droppings of this species have been found nearby on at least two occasions. This is the most northwesterly Desert Fan Palm oasis in existence.
25. **Wentworth Canyon** is located just east of Palm Canyon and harbors over one hundred Desert Fan Palms. The palms, Arrowweed, and Cattails receive their water primarily from springs though runoff from the canyon's watershed occurs following large storms. Most unusual in this canyon a massive wall covered with Maidenhair Fern, the largest display known. It is believed that Peninsular Bighorn occasionally come to drink the water found in this canyon.
26. **The Whitewater River Riparian Zone** results from the near-permanent flow of water down Whitewater Canyon and onto the Whitewater Alluvial Fan. Water may flow on the surface for three miles along the river course for several months each year. On a more or less annual basis, storms drop sufficient precipitation over the Whitewater Canyon Watershed to raise the water flow to flood proportions resulting in a scouring of the river bottom and the removal of the riparian vegetation along the river's banks. Thus, there are only small pockets of riparian vegetation that survive from year to year. Among the riparian plant species that can be found here include Cattails, Willows and an occasional Fremont Cottonwood. Along the riverbanks the quality of the riparian habitat ranges from nonexistent to fair. For this reason it appears that no significant animal species identified in this report utilize this area at the present time.
27. Located in the Santa Rosa Mountains north of Wentworth Canyon and viewable from South Palm Canyon Drive lies **Willard Palms**. Just eight mature Desert Fan Palms occur at this small spring. Other plants associated with the palms include Fountain Grass and Arrowweed. Although Peninsular Bighorn may have drunk at the occasional water that reaches the surface, they do not utilize this intermittent waterhole any longer.
28. **Zabriskie Palms** is another small palm oasis and is located just north of Andreas Canyon. A small spring provides water for the palms and the other plants found here including Fountain Grass, Arrowweed and Honey Mesquite. Peninsular Bighorn Sheep are not known to come here since drinking water is not available during most of the year.

Non-riparian Habitats

29. **The Arenas Canyon Cactus Garden** is located on the alluvial fan emanating from Arenas Canyon. This is one of the densest and most diverse cactus stands in the Coachella Valley and includes the Barrel Cactus, Calico Cactus and Jumping Cholla. In all, six species of cactus have been found here.

30. A Coachella Valley Fringe-toed Lizard Preserve exists within and immediately north of the current city limits of Palm Springs, along Indian Avenue just south of Interstate 10. Creosote held sand hummocks along the margins of the Whitewater River channel provide habitat for this threatened species. At the present time, the lizard is found in most aeolian deposits on the floor of the Coachella Valley. It is the only officially listed species found on the preserve. Approximately 25% of the known population of this lizard is protected within the Coachella Valley Preserve. Lands occupied by the fringe-toed lizard within the planning area account for approximately 15% of the lizards known range.
31. Devil's Garden is located in the Painted Hills region. An outstanding array of cactus species exists including the rare California Barrel Cactus, Calico Cactus, and Jumping Cholla occur here. Although the garden is better developed (denser) immediately to the north, it is nearly diverse within the planning area. None of these species is officially listed by any governmental agency at this time and all are widespread throughout the Coachella Valley and Colorado Desert.
32. Garnet Hill is an upraised sedimentary rock harboring a multitude of fossil scallop shells, sea urchin spines and shark teeth. Six hundred thousand years ago the Gulf of California extended into the Coachella Valley and the site of Garnet Hill was at the bottom of a shallow finger of ocean waters. The fossils are what remains from that time. Movements along a splinter of the San Andreas Fault have resulted in the sedimentary rock being uplifted above the surrounding terrain and forming Garnet Hill. This is the most accessible place within the area to find fossils. Garnet Hill also harbors the best examples of wind-eroded rock, called ventifacts, in the nation. The threatened Coachella Valley Fringe-toed Lizard is found among the sand hummocks on the lower margins of the hill.
33. The Giant Jojoba Patch represents the largest living Jojoba plants. Some specimens are more than thirty feet across. The Jojoba has become important commercially in the past twenty years as a source of oil for use in high speed applications. Seeds from these giant plants have been collected for use in genetic experiments to find the very best strain of Jojoba. The patch is located near the northern base of the San Jacinto Mountains. The Jojoba ranges from the deserts of California to Arizona.
34. Seven Palms Mesquite Hummocks lie just west of Seven Palms oasis, in the northeastern portion of the area. The hummocks lie along the San Andreas Fault and their presence results from the underground damming of water from the highlands to the north. Blowsand has collected around the mesquite shrubs and as the sand piles up the mesquite must continually grow upward to keep from being buried. The result is what appears to be sand dunes crowned with mesquite. Although this study does not consider the hummocks to represent a riparian community, the mesquite does indicate that water lies within forty feet of the surface. The mesquite provides food, shelter and (through its leaves) moisture for many wildlife species including the Coyote, Black-tailed Jackrabbit and perhaps the threatened Desert Tortoise. The federally listed Coachella Valley Fringe-toed Lizard is also known to occur on the hummocks. Each of these species has extensive ranges throughout much of the aeolian deposits within the Coachella Valley.

This listing is intended to identify those biological resources that are considered important by the State and Federal governments and /or the various conservation concerns. These resources should be given serious consideration when development is planned for an area in which these resources are believed to occur. This listing is not a biological survey. The precise plants and animals that occupy a given site can only be determined by a qualified biologist during the course of a foot survey. This listing provides information as to what may, or is likely to occur, on a given site and is not a substitute for individual site studies during a formal biological survey. Because of the abundance of officially listed or candidate species, a biological survey should be required of any development within the City's planning area.

This listing has revealed that the overwhelming majority of unique environments and two species, the Peninsular Bighorn and the Least Bell's Vireo, within the planning area depend upon springs or streams for their existence. Therefore any development that might affect groundwater levels could potentially have severe adverse impacts to plant and animal life that depend upon natural water supplies in the vicinity of a project. Such potential impacts should be scrutinized carefully before any land use decisions are made.

A second adverse impact from developments in general involve the introduction of domestic animals, specifically dogs and cats, into, or adjacent, a natural area. The Least Bell's Vireo can become easy prey for cats and becomes vulnerable when human dwellings are constructed near riparian habitats. It is probably impossible to control the acquisition and movements of pets, especially cats, at residencies. Therefore the location of homes near important habitat or within the range of a rare or endangered species should be avoided.

A third general adverse impact with most developments is the use of exotic plant species in landscaped areas. It is strongly recommended that plant species native to the immediate region be used in all non-recreational landscaping. Exotic plants species, particularly those that are adapted to arid environments, should never be used. Such plant species include fountain grass, Tamarisk, the Mexican Fan Palm (*Washingtonia robusta*) and exotic cactus species. Their seeds or vegetative parts can be dispersed into surrounding natural areas where they may establish. Establishment is done at the expense of native flora and those animals that utilize native flora for food. A prime example is the widespread use of Fountain Grass in ornamental landscaping. This noxious import has escaped into may of the riparian areas around Palm Springs and has crowded out other bunch grass species with disastrous results. The threatened Peninsular Bighorn has had to face declining food resources as its favored native bunch grass species have been replaced with the unpalatable Fountain Grass.

Objectives

- 5.5a The health, vigor and productivity of plant and animal life and aesthetic values within the City, and the surrounding area, through appropriate management techniques.
 - 5.5b A native plant and animal life heritage for the benefit of all, including future generations.
-

Policies

- 5.5.1 Participate in overall environmental studies of the Coachella Valley to determine areas of specific ecological value, such as a multi-species habitat program. Seek the development of wildlife preserves in areas where a multiplicity of conservation determinants exist.

- 5.5.2. Encourage the purchase and management by appropriate agencies of unique or sensitive habitats occurring within the City, including those of the bighorn sheep. Continue to assist in the preservation of the Coachella Valley Fringe-toed Lizard, the Desert Slender Salamander and the Flattailed Lizard through continued participation in the Fringe-toed Lizard Habitat Conservation Plan.
- 5.5.3. Undeveloped areas which are inhabited by important animal and plant populations should be preserved through land use designations which are appropriately sensitive to such populations. Habitat fragmentation should be minimized; where fragmentation occurs, corridors or linkages shall be provided to allow for animal dispersal across barriers. Development projects shall be encouraged to provide cluster development with dedication of open space. Terrain which overlooks sensitive wildlife habitat areas, particularly that of the Big Horn Sheep, should be kept clear of any human habitation or activities. Support the Big Horn Sheep Refuge managed by the University of California, Riverside, and the California Department of Fish & Game to better understand the environmental needs of this species.
- 5.5.4. Encourage the preservation of ecologically important areas where surrounding wildlife and plant life are dependent on water. Watering holes, where appropriate, shall be maintained and supplemented with a permanent water supply, as such supply is available due to proximate development, to take care of the needs of the animals during the dry summer season when the natural water supply may disappear. Except on the advice of a qualified biologist, grading shall not be allowed nor shall any structure be built within 100 yards of naturally-occurring surface water that has been shown to persist for five or more months in any single year. A detailed hydrological study of any project that drills a well or utilizes any other natural water resource at an elevation higher than 600 feet above sea level shall be required.
- 5.5.5. Provide for the protection of significant ecosystems from fire hazards, both natural and human, where the fire would be detrimental to the ecosystem.
- 5.5.6. To the greatest extent possible, developers will be encouraged to salvage naturally-occurring desert plant materials for incorporation into project landscaping. Developers will be encouraged to utilize native plant species to provide native habitat for birds and small animals and to allow the extension of the desert environment in to urban design in the City.
- 5.5.7. Native trees or plants should not be removed if such removal has a significant negative impact on soil retention, soil erosion and sediment control measures, scenic routes, flood and surface water run-off, and wildlife habitats. A native tree or plant may be removed if it interferes with the reasonable improvement of a site or the planned improvement of a street or access, if it is a hazard to pedestrian or vehicular travel, if it interferes with or is causing extensive damage to public services or facilities, or if it will sustain significant damage due to its location to an existing or proposed structure.
- 5.5.8. Plant species native to the immediate region shall be used in all landscaping located in or adjacent to natural open space areas. Exotic plant species, such as fountain grass, Tamarisk, the Mexican Fan Palm and exotic cactus species, shall be prohibited within 100 feet of undisturbed areas.
- 5.5.9. A biological survey may be required of any project within the planning area prior to the making of an environmental assessment.
- 5.5.10. Human entry into Arenas Canyon shall not be facilitated, and no grading within the canyon proper shall be performed nor shall any grading near the canyon mouth during late spring and summer.
- 5.5.11. Henderson Palms - No wells shall be drilled at an elevation higher than the spring at Henderson Canyon and human access to the oasis shall not be facilitated.

Minerals

The State Mining & Geology Board has designated certain construction aggregate deposits as being of regional significance pursuant to the California Surface Mining & Reclamation Act (SMARA); the objective of this designation was to identify deposits that remain potentially available and are needed to meet future demands in the region. The construction industry is dependent on readily-available aggregate deposits within reasonable distance to market regions because aggregate is a low unit-value, high bulk-weight commodity; transportation cost is the principal constraint defining the market area. Adequate supplies at a reasonable cost must be available to support the maintenance of our existing community infrastructure as well as to provide for its continued growth.

The Coachella Valley is formed from a deep fault-controlled extension which has filled in with eroded materials from the surrounding hills and mountains to a depth in excess of 12,000 feet. As a consequence the mineral resources of the desert floor are limited to sands and gravels, important deposits of which occur within the City's planning area, particularly within the San Gorgonio and Whitewater River drainages.

The non-renewable character of mineral deposits requires their careful and efficient development to prevent unnecessary waste or exploitation. The excavation of mineral resources can also have significant environmental impacts which may only be marginally mitigated by surface mining reclamation plans. Evidence of mining, particularly surface mining in desert areas, can remain for centuries if not properly reclaimed through extensive importing of fill, grading, and replanting, particularly within the San Gorgonio and Whitewater River drainages.

Objective

- 5.6. The proper conservation, development and utilization of mineral resources in a manner consistent with the goals and objectives of this Plan concerning the maintenance of an attractive natural, residential and tourism environment.
-

Policies

- 5.6.1. The City shall discourage the mining for mineral resources in areas which will be in conflict with projected land uses, natural ecosystems and viewshed conservation, and in areas where such use will contribute to an increase in the occurrence or intensity of natural hazards (e.g., blowsand).
- 5.6.2. Surface mining shall be limited to those areas designated MRZ-2 by the State Mining and Geology Board (areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists) or SZ (areas containing unique or rare occurrences

of rocks, minerals or fossils that are of outstanding scientific significance) and shall require the approval of the City Council.

- 5.6.3. The City shall adopt strict development standards, including the requirement for reclamation to a usable condition which is readily adaptable for alternative land uses, for the development of mining industries.
- 5.6.4. Land within sectors designated as being of regional significance for the production of aggregate should not be developed with uses which are incompatible with mining operations and/or require public or private investment in structures, land improvements and landscaping that may prevent mining because of the greater economic value of the land and its improvements.

IMPLEMENTATION PROGRAMS - SCENIC, RECREATIONAL & NATURAL RESOURCES

Specific techniques which the City can use in implementing its open space plan include the following action program components:

5a/1. Open Space Zoning

5a/2. Financing Acquisition

- (a) The Mello-Roos Community Facilities Act - a financing method available to the City and special districts within which they may levy special taxes and issue bonds to finance open space acquisition, maintenance and other programs.
- (b) General Obligation Bonds - The City is authorized to issue "general obligation" bonds for the acquisition and improvement of real property.
- (c) Special Assessments - The City is authorized to assess property owners for open space purposes. The owners must be the beneficiaries of the open space and the size of the individual levies must be proportional to the amount of per-parcel benefit.
- (d) Lease-Purchasing & Certificates of Participation - Lease-purchasing is another way of acquiring open space. The City may sometimes use "certificate of participation" financing in conjunction with lease-purchase to acquire expensive tracts of land.

5a/3. Land Banking

5a/4. Conservation & Preservation Organizations

- (a) Regional Open Space Districts
- (b) Local Land Conservation Trusts
- (c) Parks, Open Space & Trails Foundation (POST)

5a/5. Open Space & Conservation Easements

The City may acquire easements for the conservation of open space or for historic preservation. Land must remain with an easement in perpetuity.

5a/6. Develop a list of priorities for open space acquisition to be updated as necessary and reviewed annually in conjunction with the Capital Improvements Program.

5a/7. Achieve maximum benefits for effort spent in the acquisition and implementation phases of the Open Space program.

- (a) The City shall delineate open space uses desired and shall not acquire more interests in the property than is required by the use, or than is deemed reasonable as just compensation to the property owner for acquisition of that use.
- (b) The City shall provide for the continued update of its acquisition techniques as they are developed or as enabling legislation allows.
- (c) The City shall pursue tax assessment policies with the County and State which are necessary to open space preservation.
- (d) The City shall pursue desired changes to any City resolution or ordinance whose policies and regulations aid in the preservation of Open Space.

- (c) The City shall work with CVAG, the Federal government (BLM, BIA, etc.), the State government, and others to work toward regional open space and conservation programs consistent with the goals and objectives of the City of Palm Springs.

5a/8. Threatened or Endangered Plant & Animal Species

- (a) In order to mitigate impacts to the Desert Tortoise, the City shall implement mitigation measures, ultimately to be determined by the U.S. Fish & Wildlife Service. This mitigation can involve developer fees given to the California Dept. of Fish & Game to purchase lands within prime tortoise habitat elsewhere in the state. The City shall work toward creation and/or participation in a Habitat Conservation Program for this species.
- (b) The continued existence of the Peninsular Bighorn will depend principally upon the establishment of mountainside preserves on the order of tens of square miles. These preserves must not have any type of habitat alteration. The mountainside preserves should begin one mile west of Blaisdale Canyon and extend across the east face of the San Jacinto Mountains, across Palm Canyon and extend to the Santa Rosa Mountains to the easternmost extent of the planning area. This includes all hillsides and slopes in the Palm Hills area.

HISTORIC RESOURCES

The City of Palm Springs and the Coachella Valley is located within the territory of the people known as the Desert Cahuilla. The Cahuilla language belongs to the Uto-Aztecan family of languages, with linguistic evidence indicating that the Cahuilla became a tribe around 1000 B.C. The Pass division of the Cahuilla tribe extended from Riverside to Indian Wells by way of the San Geronio Pass. Evidence of Cahuilla settlements in the Coachella Valley can be dated back more than 500 years at a time when the tribe constituted a large population of village-dwellers living adjacent to the ancient Lake Cahuilla.

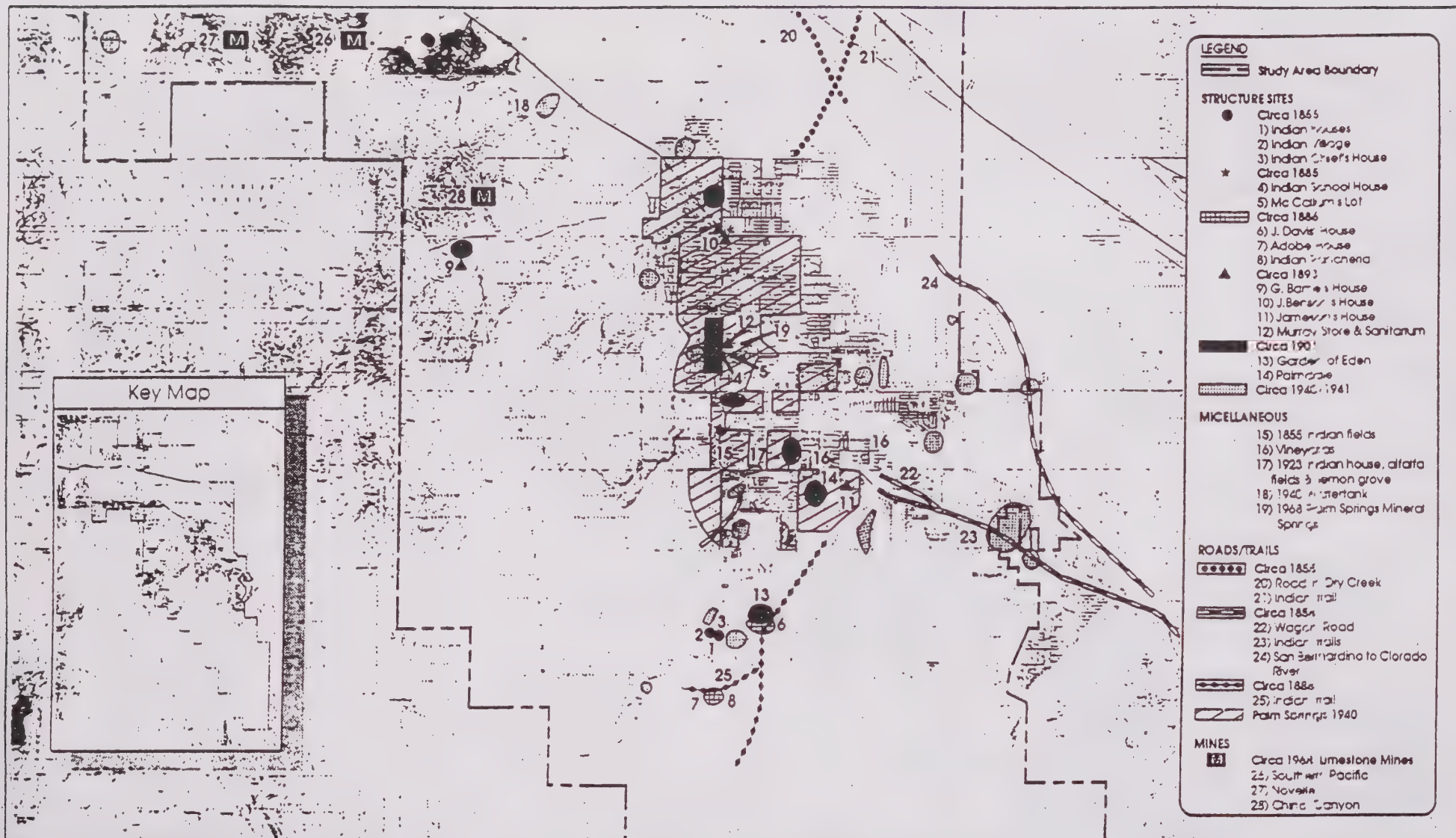
Several of the City's canyon areas provided an important source of spring water, shelter, fauna and flora to support the local groups of the Cahuilla tribe. There is significant evidence that these canyons and surrounding lands were widely used for the milling of seeds, nuts and other vegetal of local origin. Rock cairns and pottery sherds are also indicative of wide use. Trails and temporary milling areas may occur in other portions of the City; however, their occurrence is less likely further from the canyons and hillsides. (See Prehistoric Resource Ranges map.)

Although the City of Palm Springs has only been municipally incorporated since 1938, its spectacular growth has resulted in architectural changes of dramatic proportions during that brief time. In many cases, vital segments of the City's historic heritage have been moved, altered, or completely lost as a result of this rapid commercial and residential development. (See Historic Archaeological Resources maps.)

The City Council, in 1981, adopted Ordinance #1140 providing for the designation and preservation of historic sites, and thereby stating the City's resolve to protect its heritage. This action also created the Historic Site Preservation Board, an appointed body of seven members, to provide recommendations regarding historic preservation matters to the City Council.

The Planning Division, in conjunction with the Historic Site Preservation Board, completed an historic site survey during 1985. The survey includes an information sheet for each nominated site, archival information for selected sites, and photos and location maps. The survey process is ongoing as existing structures age and new information becomes available. approximately two dozen individual sites have been designated as official local historic sites by the City Council. There are several areas within the City which contain concentrations of historic structures and therefore may be worthy of designation as historic districts. (See Historic Resources map.)

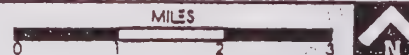




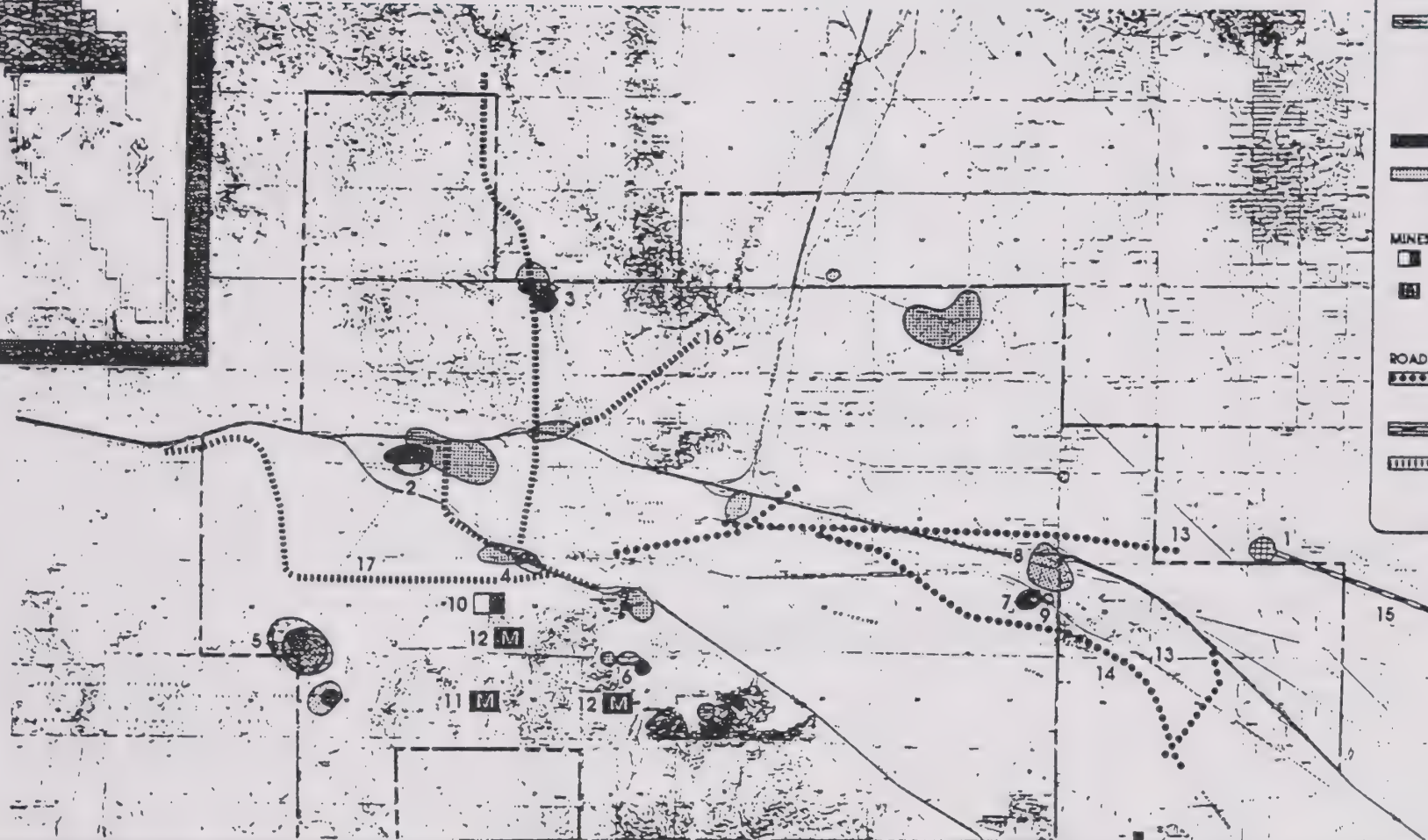
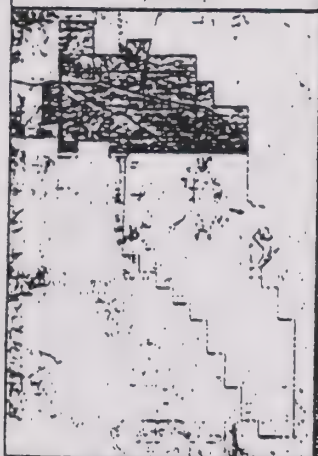
Historic Archaeological Resources - Central City and Western Sphere

SOURCE: ARCHAEOLOGICAL RESEARCH UNIT, UNIVERSITY OF CALIFORNIA, RIVERSIDE

PALM SPRINGS GENERAL PLAN



Key Map



LEGEND

Study Area Boundary

STRUCTURE SITES

- Circa 1856
 - 1) Indian Village
- Circa 1896
 - 2) Whitewater Ranch
 - 3) Scantlan/Teautan's House & Farm
 - 4) Whitewater Station
 - 5) Miner's House & Farm
 - 6) Clarke's House & Farm
- Circa 1901
 - 7) Palm Springs Station
- Circa 1940
 - 8) Gamet Station
 - 9) Palm Springs Station

MINES

- 1929 Umestone Mine
- 10) Guberson
- 1968 Umestone Mine
- 11) Novelle
- 12) Southern Pacific

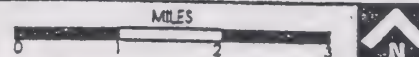
ROADS/TRAILS

- Circa 1856
 - 13) Indian Trails
 - 14) Road in Dry Creek
- Circa 1856
 - 15) Indian Trails
- Circa 1896
 - 16) Banning to Desert Queen Mine N. Branch
 - 17) Banning to Palm Spr

Historic Archaeological Resources - Annexation Study Area

PALM SPRINGS GENERAL PLAN

SOURCE: ARCHAEOLOGICAL RESEARCH UNIT, UNIVERSITY OF CALIFORNIA, RIVERSIDE



Key Map



LEGEND

Study Area Boundary

STRUCTURE SITES

Circa 1940

ROADS/TRAILS

Circa 1903
1) Road to Asbestos Mine

MINES

Circa 1903 Asbestos Mine
 Circa 1941 Asbestos Mine

SOURCE:
ARCHAEOLOGICAL RESEARCH UNIT,
UNIVERSITY OF CALIFORNIA, RIVERSIDE

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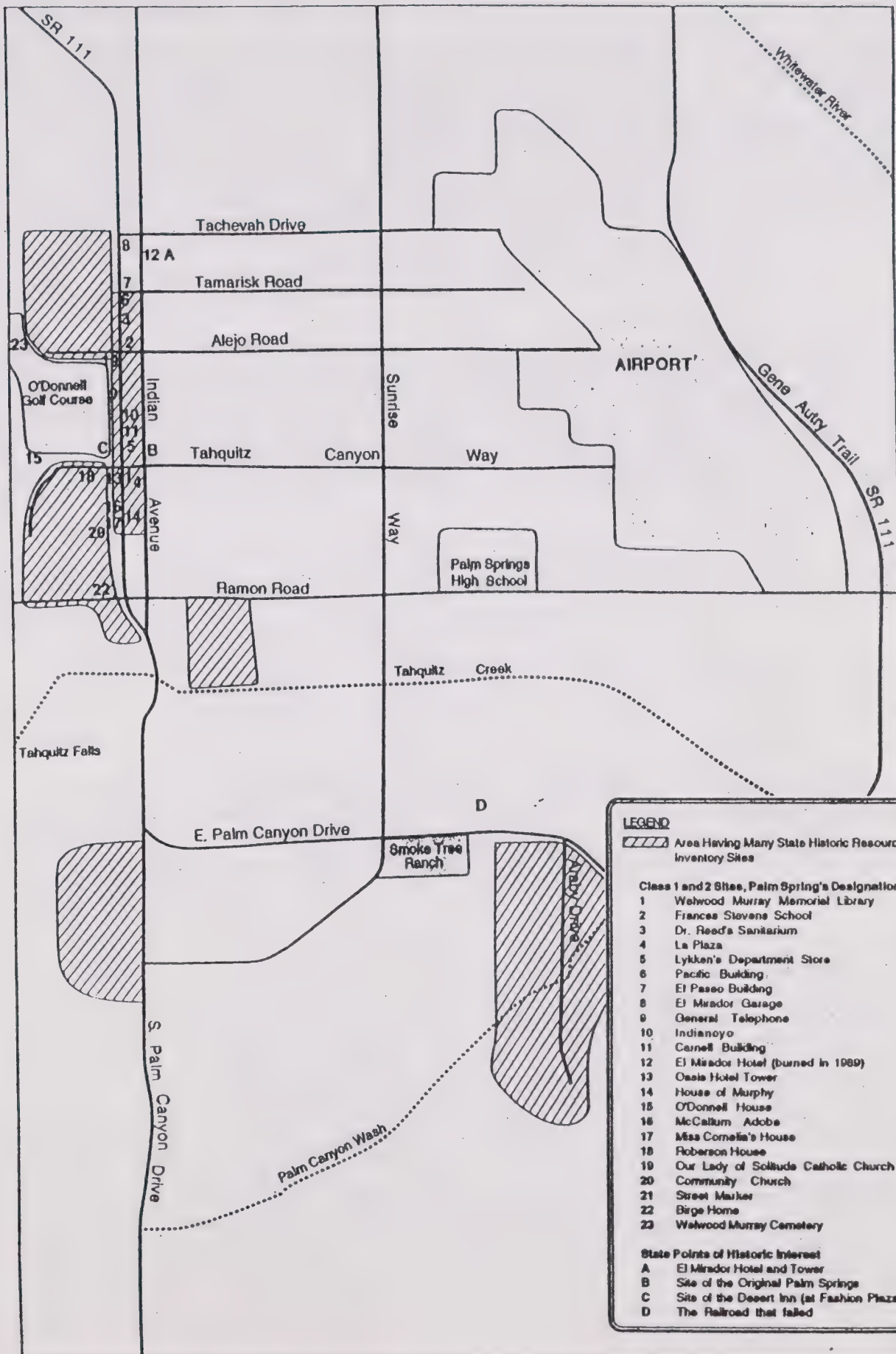
DRAWING TITLE:

Historic Archaeological Resources - Southern Sphere

PALM SPRINGS GENERAL PLAN



FIGURE NO.



LEGEND

Area Having Many State Historic Resources Inventory Sites

Class 1 and 2 Sites, Palm Springs Designation

- 1 Welwood Murray Memorial Library
- 2 Frances Stevens School
- 3 Dr. Reed's Sanitarium
- 4 La Plaza
- 5 Lykken's Department Store
- 6 Pacific Building
- 7 El Paseo Building
- 8 El Mirador Garage
- 9 General Telephone
- 10 Indianayo
- 11 Cornell Building
- 12 El Mirador Hotel (burned in 1989)
- 13 Oasis Hotel Tower
- 14 House of Murphy
- 15 O'Donnell House
- 16 McCullum Adobe
- 17 Miss Cornelia's House
- 18 Roberson House
- 19 Our Lady of Solitude Catholic Church
- 20 Community Church
- 21 Street Marker
- 22 Birge Home
- 23 Welwood Murray Cemetery

State Points of Historic Interest

- A El Mirador Hotel and Tower
- B Site of the Original Palm Springs Plaza
- C Site of the Desert Inn (at Fashion Plaza)
- D The Railroad that failed

Historic Resources - Downtown

PALM SPRINGS GENERAL PLAN

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Heritage

The residents of Palm Springs take pride in the visible ties to the past they see about them in both the natural and built environments. The agreeable aspect of Palm Springs and its heritage as a fashionable desert resort combine into a municipal asset admired by visitors, valued by merchants, and revered by residents. Palm Springs is a most fortunate topographical arrangement of: (1) natural desert merging into a well-kept city; (2) the City itself containing a "village" packed with interesting shops and hotels; and (3) the steep slopes of the San Jacinto Mountains rising abruptly from and commanding the "village".

Topography, the lay of the land, presents the "village" almost theatrically and creates splendid vistas from below as well as from above. The buildings themselves stand dwarfed by the commanding mountains, historically mindful not to block the view. The older structures, like the El Mirador Hotel, the Desert Inn, the Oasis Hotel, and Lykken's Department Store, once set the tone for the atmosphere of the resort.

The atmosphere of Palm Springs is at once an historic asset, an aesthetic asset, and an economic asset to the City. It bespeaks the heritage of Palm Springs. It is worth protecting and enhancing. Historic preservation is the means of doing so.

Benefits

Historic preservation benefits a City culturally, economically, socially and aesthetically. Knowledge of the community's past helps in understanding merging patterns and future expectations. A greater knowledge of the community's cultural resources provides a stronger base for better planning and more informed decision-making.

Cultural Benefits

The tangible cultural resources of Palm Springs, the ones which can be preserved physically, are found in both the City's natural and man-made features: its archaeological and paleontological sites, its historic sites and structures, its architecturally significant buildings, the physical reminders of its history, and the evidence of important cultural events such as the Desert Circus and parade. These physical resources preserved from the past give citizens a sense of place and permanence, a feeling of pride in their city, and satisfaction with their life within it. If the work of the past has been respected, they might expect that their own efforts will survive. Preservation of the cultural resources of Palm Springs will make life better for its citizens.

Economic Benefits

Rehabilitated and protected historic sites and districts acquire prestige and distinction; the property becomes more valuable and this is reflected in its resale value and tax revenues. Shoppers, business people and professionals are attracted by the closer, warmer feeling of older business blocks, and rental spaces increase in value along with retail sales. Those sites which are designated and demarcated as City historic Sites will enjoy additional tourist interest and economic benefit.

Social Benefits

Historic preservation can be a means to revive deteriorating neighborhoods or areas. Designation of a neighborhood or area as an historic district encourages property owners to spend money to renovate their homes or commercial buildings once they can see a stable future for the neighborhood or area. Expenditure of funds for maintenance and improvement of property becomes prudent investment.

Aesthetic Benefits

Aesthetic benefits are, by definition, a matter of taste; beauty is in the eye of the beholder. If what one sees about him in the City (the sum of the buildings, trees, views, streets, open space, and the circulation of vehicles and people on foot) is pleasing to him, he is benefitted aesthetically.

The process of historic preservation affords to Palm Springs the opportunity to realize substantial aesthetic benefits for all its citizens at little add-on cost if planners and citizens include in their planning of special projects such lesser things as these which now contribute markedly to Palm Springs' charm and beauty.

In the end, everyone benefits. Historic preservation planning makes for a better community by stressing positive community attributes. By providing assurance that the special sense of place will survive, the people are given reason to commit their own futures to the community.

Objectives

- 5.7a The preservation of significant architectural, historical and cultural resources, thereby assuring the maintenance and continuity of the City's cultural heritage and enrichment of the cultural experience of the City's residents and visitors, evoking community pride.

- 5.7b Promotion of the historic qualities of the City in order to complement tourism and specialty shopping which contribute to the local economy.
-

Policies

- 5.7.1. Support the preservation of historically-, architecturally-, or archaeologically-significant structures.
- 5.7.2. Development proposals shall be reviewed and evaluated to determine the potential impacts on prehistoric and historic resources and to determine appropriate mitigation measures where necessary for the preservation of such resources.
- 5.7.3. Significant architectural, historic and cultural buildings should be governed by the following guidelines:
- (a) A compatible use be located in the structure which requires the minimum alteration to the historical character of the structure and its environment;
 - (b) Rehabilitation should not destroy the distinguishing feature or character of the property and its environment, and removal or alteration of historical architectural features should be minimized;
 - (c) Renovations should recognize buildings as products of their own time, discouraging alterations to create an appearance inconsistent with the actual character of the building;
 - (d) The existing character of building/house spaces and setbacks should be maintained; and
 - (e) The existing height, bulk and massing which serves as an important characteristic of the resource should be retained.
- 5.7.4. Require that new construction in any designated architectural/historical/cultural district complement the existing historic structures and open space characteristics.
-

Objective

- 5.8. Long-term preservation of significant architectural, historical and cultural buildings and neighborhoods.
-

Policies

- 5.8.1. Consider the establishment of a program of low-interest rehabilitation loans for the maintenance and upkeep of significant architectural, historical and cultural buildings.
- 5.8.2. Encourage property owners to submit applications to qualify appropriate properties and buildings on the National Register of Historic Places and/or the State Landmark program.
- 5.8.3. Support any tax incentive, mutual covenants, protective covenants, purchase options, preservation easements, building, fire and City code modifications, application fee reductions and any other methods deemed mutually agreeable between City and landowner which will help to preserve historic resources.
- 5.8.4. Support the establishment of historic districts when supported by a suitable concentration of historic structures and by property owners.

Objective

- 5.9. An awareness of Palm Springs' history and a knowledge of historic preservation to the end that they may participate intelligently in planning and carrying out such preservation.
-

Policies

- 5.9.1. Provide information to property owners who want more information on how to rehabilitate, research and appreciate their architecturally, historically and culturally significant property.
- 5.9.2. Utilize to the greatest extent possible the local media to educate the community on the history and architectural heritage of Palm Springs.
- 5.9.3. Publish information on the history of significant structures and sites for residents and visitors to the City.
- 5.9.4. Maintain communications with the Palm Springs Historical Society and the Riverside County Historical Commission concerning the designation and importance of historical sites and other issues.
- 5.9.5. Use historic properties, sites and districts for the education and recreation for the citizens of Palm Springs.
- 5.9.6. Encourage residents to plan protection of their neighborhood historic resources.
-

Objective

- 5.10. Preservation of the physical evidence of Palm Springs' heritage to enhance the quality of life in Palm Springs by the retention and adaptive reuse of buildings of architectural, historical and/or cultural significance.
-

Policies

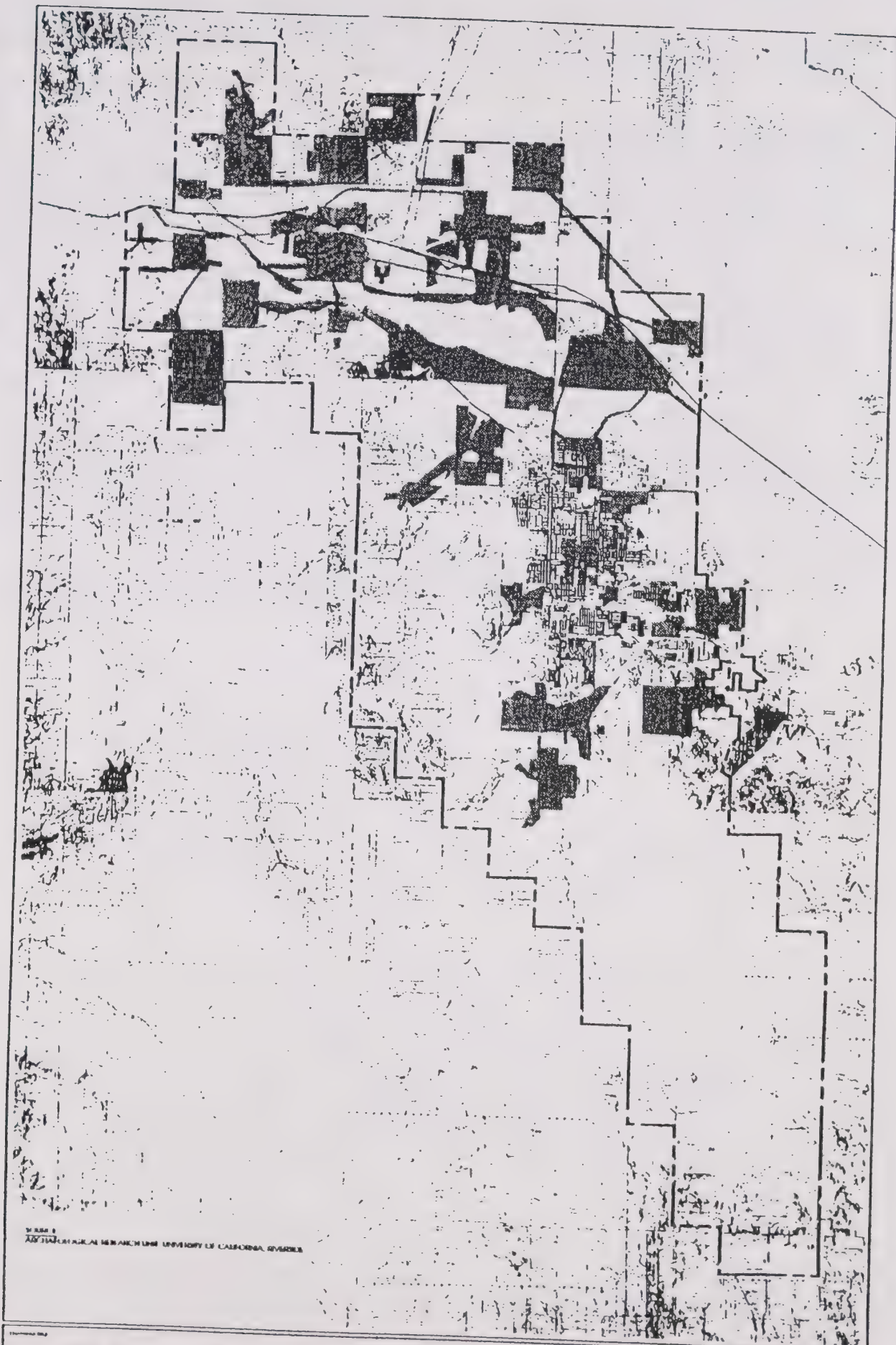
- 5.10.1. Existing commercial and residential buildings exhibiting significant architectural styles should not be demolished without adequate study of the feasibility of their preservation and demonstration that financing for the replacement use has been secured and all other approvals have been obtained. Demolition/rehabilitation permits for buildings and structures on the City's current inventory of historic and cultural resources shall be reviewed by the City's preservation officer for determination of the appropriate course of action.
- 5.10.2. Encourage developers of sites containing a significant architectural, historical or cultural structure to adaptively reuse and expand it, in lieu of demolition and replacement, where financially feasible.
- 5.10.3. Encourage developers to incorporate in new construction the building facade or other important architectural details of a significant existing structure when that structure must be replaced. Investigate the feasibility of relocating a significant structure to another site when it must be replaced at its current site.
- 5.10.4. Make plaques available to identify all individually-designated structures, sites and features of architectural, historical or cultural significance and require owners to display their plaques for public information.

IMPLEMENTATION PROGRAMS - HISTORIC RESOURCES

- 5b/1. Maintain and update the Historic Site Survey; include areas not previously surveyed. Set priorities for restoration and protection from the inventory of significant sites, properties and structures in Palm Springs. A review of the historic sites inventory should be presented annually to the City Council.
- 5b/2. Continue to protect individual historic sites and historic districts as set forth by the Historic Preservation Ordinance. Use the Historic Preservation Combining Zone for structures or areas characterized by the presence of significant architectural, historical and cultural resources to provide (a) guidelines for rehabilitation and new construction, (b) demolition control and (c) use regulation.
- 5b/3. Integrate the Historic Site Survey findings into the City planning process, including listing of each property on the computerized data base, in order to monitor development which may affect the preservation of significant historic sites. Prior to the issuance of a building permit for any improvements, the Building & Safety Department shall consult the Land Management System to ascertain the classification of the structure for which the permit is sought, and shall ascertain the requirements governing alteration of a structure so classified, and shall ensure compliance with these requirements. Structures that are identified as hazardous shall be assessed for historical significance under local guidelines and CEQA, particularly if demolition or modifications are considered.

NOTE: Archaeological sites found in the Palm Springs area are presumed to portray at least partially the campsites and work areas of the Cahuilla Indians, the ancestors of the present-day Agua Caliente band. Due to the sensitive nature of archaeological sites, such sites shall not be made a part of the Historic Site Survey, except on recommendation by the Agua Caliente Tribal Council. Historic sites which are located on Indian trust properties shall not be designated as official local historic sites by the City Council without such designation first being recommended by the Tribal Council.

- 5b/4. Develop fact sheets which explain the benefits of being designated as an official local historic site.
- 5b/5. Amend the Zoning Ordinance to include rehabilitation incentives such as density transfers and open space allowances.
- 5b/6. Explore tax assessment adjustments and tax inducements for the restoration and maintenance of historic properties and use where appropriate.
- 5b/7. Develop a program to waive or reduce building permit fees for those buildings on the Palm Springs Historic Register which undergo compatible rehabilitation by established guidelines.
- 5b/8. Certify the local historic program as a Certified Local Government Program (California's federally-funded historic preservation program) in order to extend incentives to eligible properties in a timely and efficient manner and to assure local control on the rehabilitation of these properties.
- 5b/9. Require the use of appropriate standards for buildings and homes which choose to use local incentive programs.
- 5b/10. Examine various financing strategies and public funding opportunities for use in the preservation and rehabilitation of historic properties.
- 5b/11. Encourage public agencies to preserve and rehabilitate historic resources as a design theme in the community redevelopment process.
- 5b/12. Encourage other public agencies, i.e., the Tribal Council, to support preservation activities.



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AGRICULTURAL RESEARCH UNIT UNIVERSITY OF CALIFORNIA, RIVERSIDE

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Areas Previously Surveyed for Cultural Resources

PALM SPRINGS GENERAL PLAN

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- 5b/13. Develop special historic site provisions to be included in the zoning ordinance to provide for non-conforming lots, buildings, and uses, and other conditions pertinent to the preservation of historic sites.
- 5b/14. Amend the Historic Preservation Ordinance to incorporate design guidelines and emergency response measures.
- 5b/15. The City of Palm Springs Planning & Zoning Department shall set up a "transmittal" agreement with the Eastern Information Center (EIC) at the University of California, Riverside. Projects which require CEQA review may be sent to the EIC as part of the Initial Study phase. On a project-by-project basis, the EIC would act as a consultant and advisor to the City of Palm Springs in order to facilitate compliance with CEQA, NEPA, and other environmental requirements and policies of the county, state, and federal government agencies. This transmittal system shall include the Agua Caliente Band of Cahuilla Indians on a project-by-project basis to allow for Native American concerns to be addressed. Prior to the start of any urbanized development, a detailed archaeological investigation may be required to determine whether there are any important sites within the planned development area. Archaeological sites, when discovered, shall be evaluated and mitigation measures shall be developed to preserve the cultural information which the site may yield. (See the Areas Previously Surveyed for Cultural Resources map.)
- 5b/16. If archaeological resources are uncovered during grading for any project within the planning area, the building contractor shall stop grading immediately. The contractor shall notify the City and shall summon a qualified archaeologist to determine the significance of uncovered resources and specify appropriate mitigation.
- 5b/17. The City shall develop one or more programs to assist owners of hazardous buildings to comply with the local seismic ordinance and to assist owners of buildings that are not hazardous but which may suffer extreme damage from an earthquake.

COMMUNITY DESIGN/ RELATIONSHIP TO PHYSICAL SETTING

The City of Palm Springs is a City with unique characteristics, internationally known for its spectacular topography, the respect for natural features in man-made structures, and ideal climate conditions. These characteristics have caused a significant number of visitors to come to Palm Springs with many visitors eventually becoming permanent residents, participating in both active and retired community life.

Urban design in Palm Springs takes into account that the resident and/or visitor is exposed to the entire urban environment. The ease with which visitors and residents understand the spatial organization and discover the important features of Palm Springs is essential for the psychological well-being of residents and visitors alike. The enhancement of the legibility and the comprehensibility of urban form is affected by the general pattern of circulation, visibility of major destinations, the character and visual appearance of buildings, consistency and distinctiveness of streets and character of landscaping. It is equally important not to homogenize the visual image created by development, leaving it either as an eclectic collection of styles, or as a boring repetition of elevations, roof lines and materials.

At the City level, urban design is the development of an overall City form which:

- creates logical and efficient patterns of land use activities;
- provides appropriate levels of access to varying types and intensities of land uses;
- preserves and enhances natural features such as the surrounding hillsides;
- responds to the realities of economic relationships as defined in the marketplace and the needs of public institutions as defined by the public sector.

Palm Springs has been active in urban design activities from its inception. The City Council created an Architectural Advisory Committee in 1967, whose duties were to determine whether a proposed development will provide a desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures, and colors. Although the City has accomplished much in this area the opportunity exists for strengthening and refining the process that leads to a quality built environment.

All of these factors constitute an important economic base for the City, both for those who earn their living here and for those who view the City for the first time. To protect the economic welfare of the community, it is the policy of the City Council of the City

of Palm Springs to reaffirm its determination to protect, maintain, and enhance the social and economic values created by past and present investments in the community by requiring all future development to respect these traditions and require that all buildings and structures placed on the land respect the natural setting, and become a compatible part of the total community environment, both in the local neighborhood and in the City as a whole. It further finds desirable the provisions of such policies for the protection and enhancement of land and property values, for the promotion of health, safety and general welfare in the community.

Evaluation Criteria

The objective of urban design is to encourage maximum freedom, creativity and innovation in the architecture, landscape design and graphics of each individual project within the framework of constraints set forth by the General Plan, and as modified and/or refined by decisions of the design review process including professional design advice, the Planning Commission and the City Council. General criteria are used to evaluate the relation of new or renovated buildings within the context of existing development. The scenic, architectural, landscape architectural resources, and established character of an area provide basic design parameters for proposed development. Planning and design criteria assist in determining a project's compatibility with the area. These standards include:

- General Response to Desert Climatic Conditions
- Building Height
- Setbacks
- Proportions or Massing
- Pattern and Rhythm of Existing and Proposed Structures
- Roof Types
- Surface Color and Texture
- Building Projections
- Architectural Style and Details and
- Landscape Architecture Treatment (including hardscapes)
- Response to Historical Design Elements

In general terms, the height and mass of new structures should be similar to and complement the other buildings in the vicinity, with the goal of preserving and enhancing the viewshed. Setbacks should be compatible with surrounding buildings and scenic resources, providing building presence without allowing development to dominate other buildings, the streetscape, or natural scenic viewshed. Landmark towers are an important exception and allow an orienting feature in the landscape. These should be encouraged based on community needs.

The proportions of proposed structures shall have a similar effect in establishing the relationship of new development to surrounding

development and the natural scenic viewshed. Height and width and general presentation of building elevations should not be dramatically out of character or scale with existing neighborhood development.

Pattern, rhythm, and elements of natural and man-made scenes, can range from harmonious to dissident in relationship. The recurrent alterations of peaks and slopes of the hills and mountains can be emulated and complemented in the design of building roof lines, and in the space and solids of buildings. The development of pattern and rhythm establishes a theme when viewed in the context of surrounding development. At close quarters, pedestrians should be provided a varied integration of structure and landscaping to soften and tie the structural element to the natural one.

The rhythmic patterns in new buildings and landscape architectural treatment should complement and integrate with the established structures and surrounding natural environment.

Objectives

- 5.11a Maintenance of Palm Springs as a unique visual oasis - as everyone's favorite get-away-from-it-all resort.
 - 5.11b Development which is complementary to the City's environment and is set in harmony with that of surrounding developments.
 - 5.11c Quality civic improvement and environmental development consistent with the City's stature as the center of resort activity in Southern California.
 - 5.11d Recognition of the interdependence of land values and aesthetics.
 - 5.11e Assurance that the public benefits derived from expenditures of public funds for improvement and beautification of streets and other public structures and spaces shall be protected by the exercise of reasonable controls over the character and design of private buildings and open spaces.
-

Policies

- 5.11.1. Encourage the use of landscaped spaces, public art, fountains and other aesthetic features which emphasize open space in commercial areas. Encourage the use of open spaces and recreational facilities in places of employment for the enjoyment and psychological relief of the employees.
- 5.11.2. Encourage density transfers, public and private land transfers, and any other progressive negotiation techniques which might help secure needed open space.
- 5.11.3. No property shall be graded, or otherwise altered from its natural conditions, until such time a development project is approved by the Planning Commission and the appropriate grading/building permit is issued.
- 5.11.4. All local electrical, telephone and other utility lines shall be located underground. If the soil conditions do not permit the installation of underground utilities, then they shall be located in utility walls or development shall be diverted to other areas where these standards can be satisfied. The City shall encourage public

utilities to locate, or relocate, major utility corridors so as not to disturb significant scenic vistas. Electrical transmission lines of 35 KV or greater shall be undergrounded as technology permits.

- 5.11.5. Windfarms, where technically feasible, shall consist of equipment that is of a uniform type, size, color and placement. Setbacks for WECS shall be determined on a case-by-case basis except for setbacks from scenic corridors.

Objective

- 5.12. New development designed to reflect the natural topography of the city.
-

Policies

- 5.12.1. New development should be so designed that all buildings fit into the natural landscape with a minimum of on-site grading.
- 5.12.2. The design of structures should take advantage of the natural terrain, rock outcroppings, native landscape materials and other land forms and features. Building color should be harmonious with the landscape.
- 5.12.3. All development proposals will be evaluated to determine the potential for the preservation and enhancement of designated open space areas.

Objective

- 5.13. A high level of architectural and site design quality.
-

Policies

- 5.13.1. New structures should be designed in architectural styles which reflect the City's diversity and creativity, yet are compatible in scale and character with the City's existing buildings and natural surroundings within residential neighborhoods and commercial and industrial districts.
- 5.13.2. Design professionals shall be included in the City's planning process to encourage a high level of design performance in new construction and renovations.
- 5.13.3. Encourage visual diversity, differentiation, stimulation and interest in the design of various components of the City.

Signage

Signs are one area of design concern and are only one component of an overall streetscape which also includes lights, trees, and benches among other street furniture. Signs are important in the sense that they establish a special character, a sense of identity

and order to a community. A well-designed sign system can serve as a vehicle to assure design continuity within the City.

Objective

5.14. A consistent and well-designed program of public informational signage.

Policies

- 5.14.1. Establish a consistent design vocabulary, on a citywide or district level, for all public signage, including fixture type, lettering, colors, symbols and logos.
- 5.14.2. Provide signage which is adequately spaced and clearly visible during the day and night to control vehicular traffic, bicycles and pedestrians.
- 5.14.3. Replace existing public signage with new fixtures which consolidate, as feasible, the diversity of signage information (parking, locational, traffic control, etc.).
- 5.14.4. Provide for distinctive signage which identifies principal entries to the City, unique districts, neighborhoods and locations, and public buildings and parks.
- 5.14.5. Provide for the use of well-designed and -placed banners for City events, holidays and other special occasions.
- 5.14.6. Ensure that public signage complements and does not detract from adjacent commercial and residential uses.

Objective

5.15. Visually attractive commercial signage which provides a high-quality image for the City.

Policies

- 5.15.1. Signs on commercial structures shall be compatible and integrated with the background architectural design.
- 5.15.2. Encourage the use of creative and well-designed signs which establish a distinctive image for the City.
- 5.15.3. Off-site signs shall be prohibited in all areas of the City, except in conjunction with public transit facilities.
- 5.15.4. Roof signs and flashing and animated signs shall be prohibited.
- 5.15.5. Signs should be designed to be visible to pedestrians, as appropriate.

Character of Streets & Neighborhoods

Objective

- 5.16. A high quality environment throughout residential neighborhoods and commercial areas, with character which is unique to Palm Springs.
-

Policies

- 5.16.1. Streets should be oriented wherever possible to maximize the view of open space and parks.
- 5.16.2. Entrances to neighborhoods should be formalized to provide some distinctive character.
- 5.16.3. Require new residential and commercial structures to be set back consistent with existing buildings and that such setbacks be adequately landscaped and maintained.
- 5.16.4. Consistent architectural styles may be required in certain neighborhoods or districts where historically appropriate.
- 5.16.5. Mercury vapor or high-intensity lamps shall be prohibited in public areas and discouraged in private areas, unless there are no practical and cost-effective alternatives to maintain the public safety.
- 5.16.6. Public improvement requirements (for curbs, gutters, sidewalks, etc.) may be modified, where a neighborhood plan has been developed to provide adequate alternatives, to provide for the maintenance of neighborhood character.
-

Objective

- 5.17. A high-quality visual and functional environment along the City's streets to stimulate pedestrian activity.
-

Policies

- 5.17.1. Street furniture may be installed where it does not impede pedestrian activity or physical and visual access to buildings and which is aesthetically pleasing, consistent in design and color, functional, comfortable, durable and is conducive to pedestrian activity, including such elements as bus and pedestrian benches, trash receptacles, newspaper racks, bicycle racks, public telephones, landscape planters, and drinking fountains.
- 5.17.2. Crosswalks shall be clearly marked, maintained and replaced where they are appropriate and necessary to safely accommodate pedestrian activity.
- 5.17.3. Consider the development of sidewalk "pull-outs" at intersections where they do not adversely impact traffic flow or safety by extending the sidewalk to the depth of a parking stall to accommodate landscaping and street furniture and reduce the width of the crosswalk.

- 5.17.4. Pull-out areas for private vehicle and public transit passenger drop-offs shall be required in large-scale development projects and these shall be located so that they do not impede traffic flow or parking access.
- 5.17.5. All sidewalks, crosswalks, street furniture and other open space amenities shall be designed to accommodate the physically-impaired.
- 5.17.6. Residential and commercial uses shall provide direct and convenient pedestrian access to abutting sidewalks.
- 5.17.7. Residents should be provided access to neighborhood convenience centers, transit facilities and schools via neighborhood collector streets and pedestrian access.
- 5.17.8. Pavement width for new local residential streets may be reduced to discourage through traffic and to stimulate pedestrian activity. Such reductions shall be made as part of a neighborhood plan which provides for adequate visitor and resident parking.

Landscape

Extreme climatic conditions experienced during the summer months and the associated exodus of a substantial number of residents at this time presents numerous problems to the City of Palm Springs as relates to the adoption of a standard or normal street tree program for residential areas. Residential area landscape planting should be a voluntary one, through neighborhood improvement associations, possibly with the assistance of Desert Beautiful or other similar organizations. Special care should be taken in the selection of the species and size of trees, and the planting, care, and removal of landscape in public streets, parkways and other public areas of the City. The City's neighborhoods, especially those which are historic, should also have master landscape programs. As is the case with Las Palmas/Merito Vista, the Movie Colony and the South Riverside Drive area, appropriate landscaping can add a sense of privacy or the allure of mystery.

Objective

- 5.18. The consistent use of public landscape along all sidewalks and property frontages.
-

Policies

- 5.18.1. Provide for the consistent use of public landscape to identify City streets, residential neighborhoods, commercial districts and entry points to the City while considering and respecting the natural environment and the species and character of the existing landscape.
- 5.18.2. Selected plant species should (a) enhance the pedestrian character of and convey a distinctive and high quality visual image for the City's streets, (b) be drought-tolerant and fire and pest-resistant, (c) require low maintenance and no pesticides, and (d) complement existing landscape.
- 5.18.3. Landscape plans should provide for a hierarchy for street trees which shall cultivate the full potential of street trees as providers of shade and designators of key design corridors and which shall include:

- (a) Major Accent Tree - These trees should be located at key entry locations, intersections and activity centers. Species should be of a grand scale to differentiate their key locations (such as palms). Palm trees in linear plantings which are 50 (fifty) feet or greater in height within established parkway plantings shall be considered to be heritage trees and, as such, native. Maintain the City policy of non-trimming of palm tree frond "skirts" in the public right-of-way plantings.
 - (b) Street Trees - The selected species should be the common tree for the street frontages. A single species may be selected for all residential neighborhoods and commercial districts or different species selected to distinguish one neighborhood, district or street from another. In residential neighborhoods, trees should be full, to provide shade and color. In commercial districts, trees would be more transparent to promote views of storefronts and visual interaction of pedestrians. Street trees should only be located in sidewalks where adequate passage remains.
 - (c) Ornamental or Special Plantings - At special areas along the street frontages, such as linkages to pedestrian walkways and plazas and outdoor dining areas, ornamental trees providing shade and color should be utilized. These should be emphasized by the special trees focusing attention on those special places.
 - (d) Eighty percent (80%) of street trees shall be 24-inch-box or larger in size when planted.
 - (e) Tree trimming and pruning regimes shall respect this hierarchy.
- 5.18.4. All new development shall provide for the installation of public landscape in accordance with an approved landscape plan.
- 5.18.5. Community groups should be encouraged to participate in planting new public landscape where it does not exist.
- 5.18.6. Public landscape shall be adequately maintained by the adjacent property owner, unless such area is governed by a maintenance district or other similar vehicle, and replaced if removed due to damage or health.
- 5.18.7. All street landscape shall incorporate an irrigation system to provide proper watering to avoid damage to other right-of-way improvements such as sidewalks, curbs and gutters.
- 5.18.8. Retain and maintain the quality and health of existing landscape in the public open spaces (parks, civic and cultural facilities, and schools) and replace vegetation which is unhealthy or dead.

Objective

- 5.19. High-level of landscape quality on private properties throughout the City.
-

Policies

- 5.19.1. Property owners shall maintain existing natural vegetation on developed sites and require the replacement of unhealthy or dead landscape.
- 5.19.2. Developers should incorporate mature and specimen trees and other significant vegetation which may exist on a site into the design of a development project for that site. All new landscape programs should include native and/or drought-tolerant plantings.

5.19.3. One-half of the new trees placed on site shall be 24-inch-box or greater in size when planted.

5.19.4. Landscape design should provide for individual and public safety by enhancing "defensible space" concepts and addressing appropriate fire safety concerns (especially in hillside areas).

Lighting

Although it is necessary to provide limited night lighting for safety reasons, the community desires to maintain its position in keeping ambient lighting levels as low as possible in order to enhance the City's village character. Area lighting should provide good visibility, minimum glare, good uniformity and minimum spillage onto other properties or into the sky.

In addition Palomar Observatory, located in northern San Diego County, was placed into service in 1948. The future of the Observatory is threatened by the expansion of the southern California urban areas which emits increasing levels of light pollution, brightening, and effectively blocking the view of, the night sky. One of the purposes of the following policies is to mitigate the effects of light pollution by establishing certain controls on the use of new outdoor lighting which have a detrimental effect on astronomical observation and research.

Objective

5.20. Low lighting levels to emphasize the "village" character of the community.

Policies

5.20.1. Outdoor light fixtures, used for flood lighting, general illumination or advertisement, shall be fully-shielded and properly-focused to minimize glare and spill light into the night sky and onto adjacent properties.

5.20.2. Illumination levels should be appropriate to the activity level or the size of an area.

5.20.3. Outdoor lighting, other than that used for security, should be off when the area or business or activity is not open to the public or otherwise in use.

5.20.4. Street lighting shall be limited to safety lighting at intersections of streets designated collectors or greater. The intensity of light should be related to the street classification, surrounding land uses and traffic volumes.

Interface of Differing Land Uses

Objective

- 5.21. Adequate physical and visual buffers between land uses characterized by differing functions, intensity and/or density to ensure their compatibility and avoid conflicts.
-

Policies

- 5.21.1. Parcels developed for commercial or industrial uses shall incorporate buffers with abutting residential parcels which adequately protect the residential parcels from the impacts of noise, light, visibility of and from commercial vehicular traffic and risks to property. Such buffers should be a minimum width of 20 feet and shall incorporate decorative walls and landscape including trees, and be adequately secured.
- 5.21.2. On-site lighting for all land uses shall be unobtrusive and constructed or located so that only the intended area is illuminated, off-site glare is minimized and adequate safety is provided.
- 5.21.3. All commercial and mixed-use building facades facing residential parcels shall be designed to continue the architectural character established for the street-facing elevations and be aesthetically pleasing.
- 5.21.4. The facade of all parking structures facing residential parcels shall be enclosed to prevent adverse noise and/or pollutant impacts on the residence(s) and incorporate architectural design elements, such as surface treatments, offset planes and structural articulation, and landscape to provide visual interest and be compatible with the residence(s).
- 5.21.5. Any commercial use characterized by high levels of activity and noise (e.g. entertainment uses and dance clubs) shall contain the noise impacts on-site.
- 5.21.6. Air conditioning and other mechanical equipment located on the rooftop of a structure shall be enclosed or use other elements to prevent adverse noise and visual impacts on adjacent properties and be designed to be architecturally integrated with the building.
- 5.21.7. The impacts of commercial uses whose activities could adversely impact adjacent residents, schools or other uses, such as, but not limited to, alcohol sales, gasoline stations, automobile and truck repair and parts, mini-marts, fast food establishments, entertainment, video arcades, restaurants and bars and adult businesses, shall be mitigated by limiting the number, controlling the locations or using other restrictions on the development of such commercial uses.
- 5.21.8. The following mitigation measures shall be applied to automobile service stations:
- a. limit the location of service stations to one per street intersection, except in areas designated Highway Commercial;
 - b. access must not be disruptive to the operation of the streets;
 - c. all storage and accessory sales shall be entirely within an enclosed building; and
 - d. functions shall be limited to the sale of gas, oil and accessories with only simple repairs which do not involve noise, odor, smoke or vibration, except that locations in areas designated Highway Commercial may contain mini-marts.

Maintenance of Structures

Objective

5.22. Adequate maintenance of all buildings in the City.

Policies

- 5.22.1. Periodically monitor the conditions of buildings in the City and enforce pertinent building and zoning codes where necessary.
- 5.22.2. Provide programs which educate residential and commercial property owners and tenants regarding methods or the maintenance and upkeep of their property.

Objective

5.23. The physical upgrading and revitalization of deteriorated and dilapidated buildings and sites.

Policies

- 5.23.1. Continue the use of redevelopment techniques authorized by California Redevelopment Law and other methods for the improvement of commercial and/or residential areas characterized by physical, economic and/or social blight.
- 5.23.2. Encourage the assembly of small parcels into larger development sites to facilitate the revitalization of deteriorated or blighted areas where such action is needed and the objective is to achieve the effective economic and physical improvement of the area.
- 5.23.3. Provide for the use of a City agency, non-profit corporation or other entity to attract new development and facilitate the revitalization of deteriorated areas.
- 5.23.4. Continue enforcement of property maintenance standards contained in the Zoning Ordinance and the Uniform Building and Fire Codes.

5c/A. URBAN DESIGN

1. Design Standards

All new development shall be required to install new sidewalks and landscape in accordance with an approved program, unless the site is encompassed by a public improvement program wherein the sidewalks and landscaping will be provided by a separate mechanism. These improvements shall be maintained (e.g. sidewalks swept and trash removed) by the abutting property owners. The provision to install new sidewalks, or other improvements, may be waived for historic districts where appropriate. Improvement programs shall address the following:

- a. pavement width, thickness and other engineering requirements
- b. materials
- c. color
- d. surface treatment, texture and/or articulation
- e. landscape type

2. Design Review

The goals, objectives, policies and standards contained in the Community Development and Environmental Resources Elements call for a high level of architectural and site design performance in the City of Palm Springs. To this end, it is recommended that one or more professionals trained in architectural, landscape and/or urban design be appointed to the Planning Commission and/or retained on staff at all times. This will enable the City to be pro-active in design. In addition, the intended level and quality of design performance can best be affected by maintaining additional design education and review procedures under the auspices of a Design Review Committee.

5c/B. SIGNAGE

1. Prepare Public Signage Master Plan

The City should adopt a public signage master plan for the City. This should include specifications for design (size, color, materials, logo, etc.) and locations. It is intended that the signage provide an attractive, well-designed and coordinated system of public information and consolidate, as feasible, the diverse public signage onto fewer fixtures.

2. Billboard Acquisition

State law permits a city to remove by purchase, legally-erected billboards. A city cannot require their removal, as courts have ruled that they are equivalent to a business enterprise. It is recommended that the City consider establishing a fund to acquire and remove legally-erected and -maintained billboards. Illegally erected billboards should be abated.

5c/C. STREETScape IMPROVEMENTS

1. Prepare Streetscape Improvement Master Plans

The City should prepare master plans for the installation of streetscape improvements in the City. Initially, this will involve the identification of priority locations for improvements. Currently, the City has identified the Downtown area as its first priority for improvements and is installing street furniture, landscape and other amenities.

Once priorities have been defined, the City should prepare design improvement plans for these areas. Detail specifications for design performance and elements, paving materials, colors, street furniture, landscape, lighting and other amenities, and cost estimates, should be included.

Incorporate in the design of sidewalks, crosswalks, street furniture and other open space amenities elements which provide accesses for and do not inhibit the use of wheelchairs and others who are physically impaired.

2. Conduct Urban Design Competitions

It is recommended that design competitions be considered for the design of public streetscape improvements for Palm Canyon Drive, city entries, and commercial corridors and districts. This usually achieves a high level of design performance and generates enthusiasm for the improvements. These competitions may be instigated when funding for the improvements has been scheduled in the Capital Improvements Program.

5c/D. LANDSCAPE/LIGHTING

1. Prepare Landscape Master Plans

The City should prepare a master plan which shall list the permitted trees and landscaping for all street frontages and median islands in Palm Springs. It will specify species, minimum size and irrigation requirements. It is intended that the plan identify consistent species for blocks, streets, neighborhoods or districts which provide distinct identities for these areas.

2. City Beautification Fund

The City should attempt to create assessment districts for the installation of landscape along street frontages where it has been removed or never existed and when it is anticipated that there will be no new development activity which would result in implementation. The City should participate to the greatest degree possible in funding implementation of this program. Revenue sources may include exactions from new development projects, streetscape benefit assessment districts and/or tax increment generated by new development in redevelopment project areas.

3. Community Plantings

The City of Palm Springs should work with and coordinate the planting of street trees with community groups. Private organizations will acquire and plant trees at the direction of and in coordination with local governments. Other local groups could also be encouraged to participate.

4. Landscape Maintenance

Funds should be allocated annually by the City for the upkeep and maintenance of public landscape. A master plan should be prepared which specifies the types of and schedule for tree trimming and pruning.

5. Lighting

The City should consider adopting a lighting ordinance regulating light pollution.

5c/E. IMPLEMENTATION OF IMPROVEMENTS

1. Funding of Urban Design Improvements

The City should establish a program to fund the construction and installation of public open space/urban design improvements (signage, entry and district identification, and streetscape). Revenue sources may include General Funds, general obligation bonds, exactions from new development projects, benefit assessment districts and/or tax increment generated by new development in redevelopment project areas. In addition, the city should solicit funding from State and Federal sources for such improvements as it is available.

2. Community Participation

Identification of urban design priorities in the City and their specification should actively involve the input of residents, businesspersons, and local associations and groups.

3. Maintenance of Improvements

The City should annually allocate funds for the maintenance of streetscape improvements not otherwise maintained by the adjacent property owner. These may be derived from General Funds, maintenance districts and/or redevelopment tax increment. The City should consider the appropriateness of establishing a separate entity for the long-term maintenance and management of major streetscape improvement districts. A procedure should be established by which the maintenance of the streetscape can be effectively monitored. This may include periodic inspections by City staff, resident and businessperson complaints, or other appropriate techniques.

SCENIC CORRIDORS

The massive San Jacinto Mountain backdrop on the west, with its spectacular rock formations, the Santa Rosa Mountain to the south, and the Little San Bernardino Mountains on the north, make this community one of the most picturesque desert cities in California. In addition, the inherent level of quality within the City itself establishes the area as worthy of protection and improvement along all scenic corridors. These amenities are particularly apparent to visitors and residents as they travel the City's roadways. The scenic splendor of the desert environment is ever apparent, whether it be the views of the massive mountains in the west or along the arterials that traverse the desert floor, blending into the hillsides in the east.

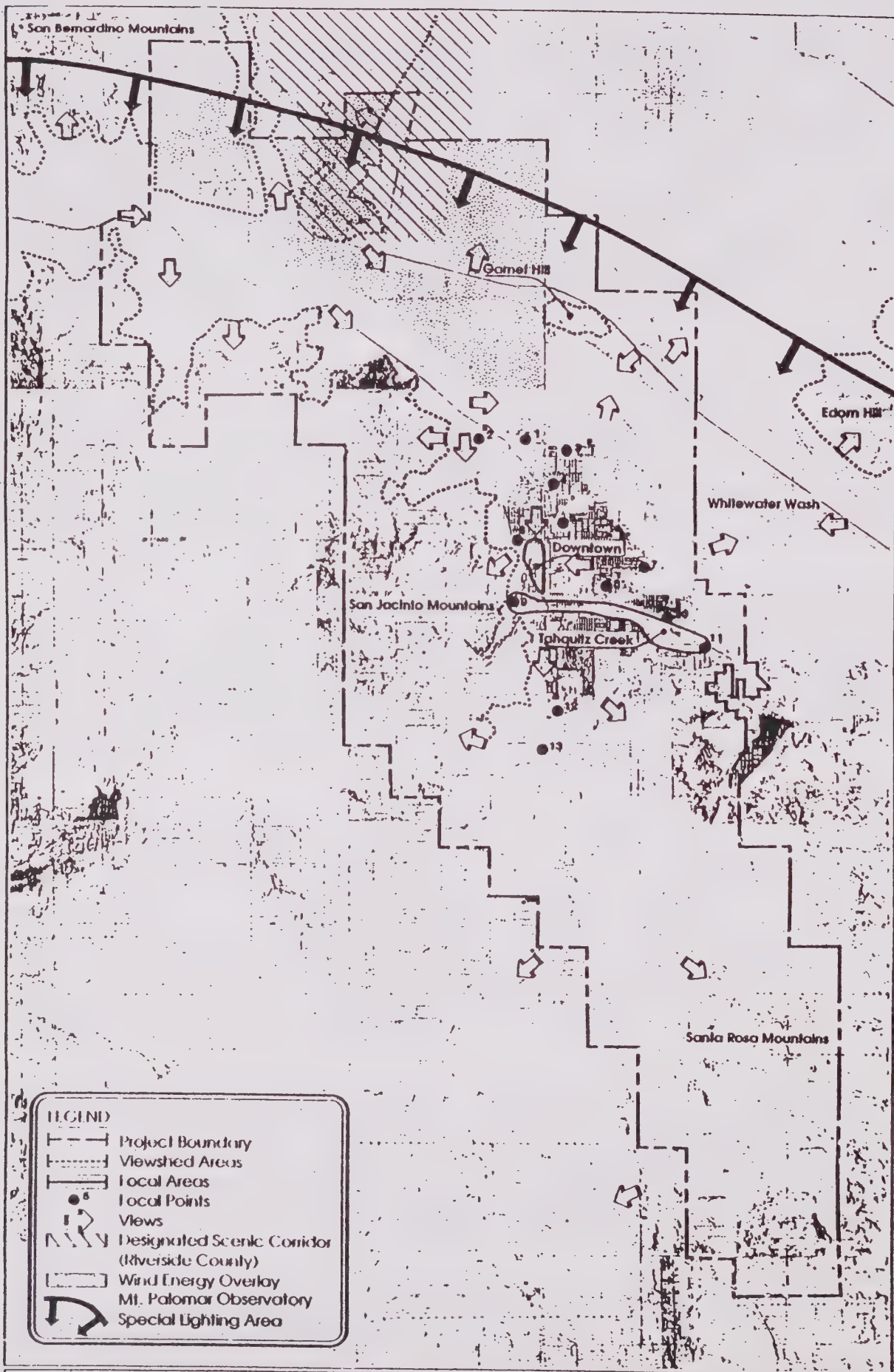
Views along and from the roadway can be easily destroyed by careless littering, and by poor street design, development controls, and lax sign and billboard controls. These deterrents to scenic preservation affect both manmade and natural amenities. The desert's scenic environment with its delicate and sparse vegetation and fragile geologic features is especially prone to permanent scars if man's roads and developments are not well planned and ecologically sound.

This section is intended to preserve aesthetic scenic features (see Aesthetic Resources map) for the enjoyment of persons utilizing the community's roadways. It sets the stage for preserving land values and ensuring architecturally desirable structures. The aesthetic qualities of the community sustain its economic base, which is structured on tourism, visitors, retired people, etc., from all parts of the state, nation and world.

The City has long-standing policies and regulatory procedures in open space, conservation, recreation, and land use planning to encourage development in a manner which would cause the least undesirable impact on the scenic virtues of the desert. The success of these policies is evidenced by the preservation and abundance of urban and natural scenic amenities. The Scenic Corridor Element is needed to effect a stronger coordination between various City scenic preservation activities. This is especially true along the rights-of-way of the local roadways where the following items are lacking:

- Preservation and improvement of areas adjacent to scenic corridors.
- Street improvements, including curbs and gutters.
- Street beautification, including landscaping, parking designs, and setback requirements.
- Recreation linkage systems, including open space, bikeways, and walkways.

There is also a problem within the region of establishing official scenic routes and scenic preservation regulations for State and



Aesthetic Resources

SOURCE:
SMITH, PERONE & FOR
1979 PALM SPRINGS GENERAL PLAN: SCENIC CORRIDORS ELEMENT

PLANS 100

PALM SPRINGS GENERAL PLAN

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MILES



County highways. Poor hillside development, billboards and other problem areas located outside of the Palm Springs City Limits along routes which cross the Coachella Valley can affect the City either directly through visual scars or indirectly through the impressions of residents and visitors of the region. Each of the cities of the Valley may establish policies relevant to Scenic Routes and Highways. It is important that these policies provide a continuity of action within the Valley through the Coachella Valley Association of Governments (CVAG). This organization can offer assistance in developing scenic routes and scenic highways which effect multiple jurisdictions.

Street Treatment Alternatives

Street Layout - Street treatment is affected to a substantial degree by the basic physical layout of the roadway improvements. The design depends on street type, whether it be major thoroughfare or collector, and the land uses through which it is routed. The number of traffic lanes, the width of the lanes, and the amount of on-street parking allowed can affect not only the traffic volumes and safety of motorists, but also the immediate environment of the surrounding land uses. Restriction of on-street parking, the use of median island landscape panels and parkway landscape panels can mitigate the unsightly effects of roadways to those persons living and working in adjacent areas. The provision of alternative transportation modes, such as bikeways, bus lanes, and pedestrian corridors, can provide not only an alternative means of movement for the traveler, but also visual relief for the resident living adjacent to the streetscape. Other scenic treatments which can be incorporated into the street layouts are linear and corner parks which create diversity in the streets' spatial configuration, especially at major intersections where a "character" can be established for the entire length of the street. The use of grade separations can also be an effective tool in giving the street an aesthetic quality. Major structures along the roadway, such as bridges, can also provide an interesting architectural asset to the roadway. Each alternative design scheme should be carefully analyzed when the City develops or renovates any portion of its Scenic Corridor System.

Landscaping - The use of landscaping is very important in the development of a scenic character for a Scenic Corridor. The City, being located in a desert environment, offers a unique choice of landscape treatment alternatives. The city can utilize either native or non-native landscaping in the development of its Scenic Corridors. Native landscaping can best be defined as plant materials which are indigenous to the desert environment. Non-native landscaping consists of plant materials which are foreign to the desert. The choice of a landscape type to be used along a given corridor is determined by the landscaping treatment characteristic of the existing development and the overall character of the area.

Careful consideration should be given to assure that a street's landscape pattern does not conflict with that of existing development. In undeveloped areas where a scenic corridor treatment is proposed, new development should be encouraged to landscape with plant materials which complement and maintain the continuity of the street treatment.

The focal point of most landscape treatment is the choice of trees. Trees are the most dominant aspect of the scenic corridor landscape treatment. Initial acquisition costs and maintenance costs notwithstanding, careful consideration should be given to the proposed use of trees. Trees should be chosen on the basis of the purpose for which they are intended, i.e., shade trees, ornamental trees, flowering trees, trees for windbreaks, each having its place in a logical landscape scheme.

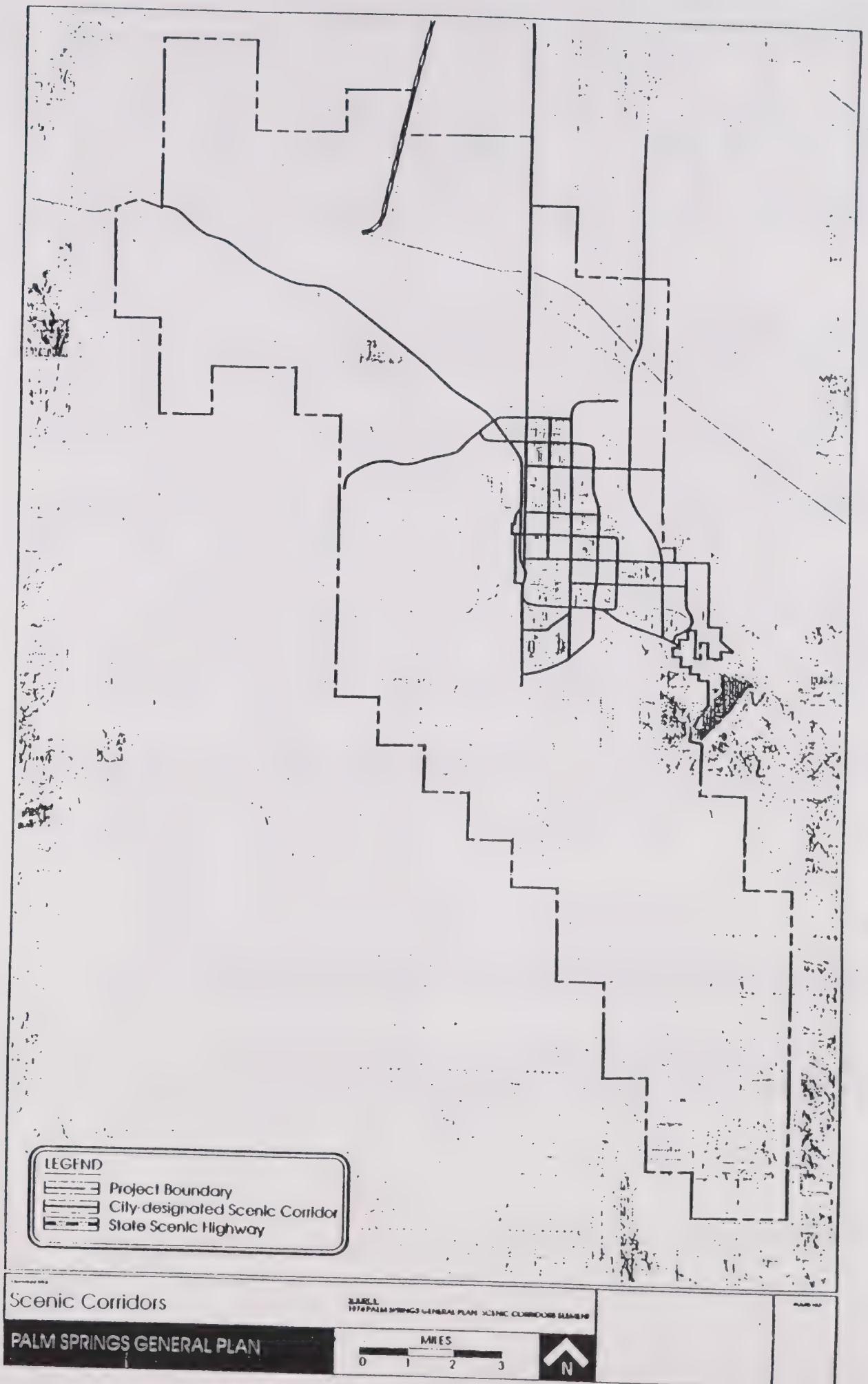
Palm Springs is famous for its native palm trees (*Washingtonia filifera*). It has adopted the palm tree as its primary street tree. This is illustrated in the treatment of Palm Canyon Drive, Indian Canyon Drive, and Tahquitz Canyon Way. It is undoubtedly desirable to carry the "Palm Tree Theme" throughout most of the City, whether the palm tree is the primary tree or is placed in prominent locations along the Scenic Corridors. Its proper use will depend on the character of the surrounding environment.

Street Fixtures and Ornamentation - The scenic amenities and environmental character (residential or commercial) of a Scenic Corridor can be greatly affected by subtle details within the street right-of-way. Undergrounding power and telephone lines greatly improves the appearance of the streetscape. Treatment of above-ground vaults, signal control boxes, meters, valves, hydrants, etc., can be easily incorporated into the scenic street treatment through utilization of architectural details similar to the architectural theme of the surrounding land uses. The design of street signs, signals, and directional and regulatory signs can, in a sense, mold these fixtures into the Scenic Corridor as an integral part of the street treatment.

The Scenic Corridor section will serve a coordinative role within the City, linking existing policies for scenic preservation and making the City's circulation system pleasant and enjoyable for residents and visitors in the community. Further, this section will serve a coordinative role for action within the region by encouraging the cities, county, CVAG, and the State to work together in preserving the scenic quality of the Valley.

Definitions (See Scenic Corridors map.)

Official Scenic Highways (Scenic Routes) - Highways which are designated by the State as Official State Scenic Highways or Official County Scenic Highways and are signed as such. The State reviews eligible highways on the basis of the "complete highway,"



which is a highway which incorporates not only safety, utility, and economy, but also beauty. The State also establishes standards requiring that pleasing appearance be a consideration in the planning and design process and requires that local governmental agencies have taken such action as may be necessary to protect the scenic appearance of the scenic corridor -- the band of land generally adjacent to the highway right-of-way, including but not limited to (1) regulation of land use and intensity (density) of development, (2) detailed land and site planning, (3) control of outdoor advertising, (4) careful attention to and control of earthmoving and landscaping, and (5) the design and appearance of structures and equipment.

Scenic Corridors - As used in this element, this title applies to those streets and highways within the City of Palm Springs that are designated by the City for scenic treatment and street beautification. The designation of Scenic Corridors by this section is within the bounds of State Law relevant to the allowance of local agencies to develop and adopt local scenic routes.

The proposed treatment of major streets has been determined based on scenic qualities which enhance their right-of-way, their distant scenic views, and their importance as links between the proposed open space land recreation uses throughout the City.

These streets will be designed so as to take the fullest possible advantage of their scenic qualities by such methods as providing greater setbacks from the street, and by providing landscaping to accent vistas and mask unsightly views.

These streets will serve as a basis for "links" incorporating a multiplicity of functions, e.g., open space, bike paths, pedestrian walks and linear parks. They will relate both to recreational centers and other linkage systems, e.g., other streets, watercourses.

Objective

- 5.24a. Enhancement of the visual amenities of local and regional highway travel which exude the unique ambience of Palm Springs' civility and sense of style.
 - 5.24b. Clear and powerful connections and connectors, through the development of grand boulevards or parkways that link all of the major activity areas together. These connections include walkways and bikeways, as well as connections from I-10 and the proposed Mid-Valley Parkway to the Downtown.
-

Policies

- 5.24.1. The preservation of scenic vistas should be an integral factor in all land development decisions.

- 5.24.2. Encourage coordination between City, County and State levels of government and the Coachella Valley Association of Governments concerning scenic highway programs. The City shall encourage the Coachella Valley Association of Governments to support and/or sponsor appropriate State Legislation which will aid in the development of Scenic routes.
- 5.24.3. Seek to preserve and maintain, through acquisition or regulation, those areas or sites which are found to have exceptional scenic value. Designate scenic corridors where components of the system relate to significant aspects of the natural or man-made environment.
- 5.24.4. Scenic corridors shall be utilized, wherever possible, as links (equestrian and bike trails) between scenic, open space, and recreation areas.
- 5.24.5. Specific plans for scenic corridors should be prepared, as feasible, which will include typical cross sections, landscaping and facility improvements along their routes. Such plans shall include viewshed analysis to assure the preservation and enhancement of natural scenic resources both inside developments and on their surrounding roadways; areas of special concern include, but are not limited to, parkways, building setbacks, pad elevations and building height. Special design requirements may be developed where appropriate.
- 5.24.6. Encourage jurisdictions which abut the City to support the City's Scenic Corridor Program (particularly billboard abatement and landscaping) along Highway 111, Ramon Road, Vista Chino, Indian Canyon Drive/Indian Avenue, Palm Drive, and any other proposed scenic corridor which extends beyond the City limits.
- 5.24.7. All major thoroughfares and freeway/expressways are designated as scenic corridors; other routes may be designated as appropriate, and which further the purposes of the general plan. Viewsheds along these routes should be analyzed and reviewed, where feasible, at or prior to the time of development to assure their preservation. Where feasible, scenic corridors should be designed to accommodate landscaped medians.
- 5.24.8. Electric and communications lines shall be placed underground, and electrical substations and telephone switching facilities shall be sited and designed to minimize impacts to scenic roadway corridors.
- 5.24.9. Wind Energy Conversion Systems (WECS) shall be setback the following distances to preserve the scenic vistas and the view of focal points from scenic corridors:
- a. Interstate 10 - 500 feet (1/4 mile in the vicinity of Whitewater Grade)
 - b. Highway 111 - 2/3 mile
 - c. Indian Canyon Dr./Indian Ave. - 1/4 mile
- 5.24.10. Design and site plan review of all development along scenic highways and/or corridors and for all commercial and industrial development on a case-by-case basis shall be required prior to project approval. Design review shall ensure high-quality development that is compatible with the surrounding environment.

Identifiable Entries to the City

Objective

- 5.25. Clearly identifiable entries to the City from adjacent jurisdictions and major highway entrances which announce the arrival to Palm Springs.
-

Policies

- 5.25.1. Public and private improvements along principal streets at the City boundary shall clearly distinguish these streets as major entries to the City, using elements such as signage, landscape clusters, public art, monuments, walls, water features, and/or other distinctive treatment.
- 5.25.2. Establish and/or maintain, as feasible, primary entry improvements at:
- (a) Palm Canyon Drive at Whitewater Expressway
 - (b) Indian Canyon Drive, at Whitewater Expressway
 - (c) Ramon Road, east of Gene Autry Trail
 - (d) E. Palm Canyon Drive, near Gene Autry Trail.
 - (e) Gene Autry Trail @ Vista Chino
 - (f) Access points from the Whitewater Expressway and Mid-Valley Parkway.
- 5.25.3. Establish secondary entry improvements, as feasible, at both ends of Business Route 111 to encourage tourist travel into the Downtown. The southerly entry may be combined with the primary city entry for E. Palm Canyon Drive.
- 5.25.4. Develop the entrance corridor along Highway 111 from I-10 to Tram Way with indigenous plantings and artificial cultivation of native wildflowers to guarantee seasonal display. The width of this corridor shall be an average of 500 feet.

5d/1. **DEVELOPMENT STANDARDS**

Vista Points
Roadside Rests
Nature Parks
Historic Sites
Outdoor Recreation
Extensive Landscaping
Planned Development Districts
Downtown Redevelopment Plan
Landscaped Medians
Viewshed Protection

5d/2. **REGULATORY CONTROLS**

Zoning Ordinance

Design Review
Site Plan Review
Land Uses
Building Setbacks
Height Limitations
Residential Densities
Building Coverage
Lot Area
Planned Unit Development
Sign Regulation, including Billboard Prohibition
Flood Plain

Subdivision Regulation

Limitation of cut and fill
Tree preservation and planting
Bank seeding and planting
Limited access onto Scenic Corridors and Routes
Low density use of steep land
Cluster development
Screening
Road Design standards
Underground utilities
Right-of-way requirements
Street Trees

Building Code

Maintenance Controls
Housing Code
Fire Prevention
Water Pollution
Litter Control
Weed and Insect Control

5d/3. **MULTI-AGENCY/JURISDICTION COOPERATION**

5d/4. **LAND ACQUISITION**

5d/5. **CAPITAL IMPROVEMENT**

The City has a substantial tool in its five year Capital Improvement Program for the development of its Scenic Corridors. This Program simply lists the projected City revenues and projects for five year periods and assesses priorities for individual projects. This document can be utilized to provide priorities and as a time frame for Scenic Corridor projects.

- (a) Streetscape Plans
- (b) Master Signage Plans
- (c) Bicycle Route Master Plan

5d/6. **Prepare Entry & District Identification Plans**

The City shall prepare comprehensive plans for the installation of improvements which provide unique identity to entry points and principal districts of the City. This shall include the specification of the design improvements to be used (e.g. signage, plaques, landscape and monuments) and their locations.

ENERGY & WATER CONSERVATION

Two factors which have played a major role in the development of Palm Springs and the Coachella Valley are ample, high-quality energy and water supplies. Continued availability of these resources cannot be taken for granted. The most efficient method to create new supplies of both of these important resources is to find ways to use less of them in existing facilities and design further efficiencies into our new facilities.

Since the adoption of the City's Energy Element in 1983, the mandates from the State and Federal levels have generally preempted much of the field, particularly in building design requirements and in vehicle fleet fuel and air quality issues. The State is also requiring cities to adopt water conservation ordinances and landscape guidelines.

The main thrust of energy and water conservation in the near term will be to work with State and Federal agencies, the Coachella Valley Association of Governments, the Air Quality Management District and the utility companies to continue improving efficiencies and assuring that an adequate quality supply of these resources remain available.

Throughout this Section some basic assumptions are made and followed. These assumptions are:

1. There will be no dramatic change in the makeup of Palm Springs. That is, tourism will continue to be the dominant industry and service to that industry will continue to be the dominant employer. In addition, the number of fixed-income and second-home residents will continue to climb.
2. The City recognizes the importance of a constant and reliable source of power. To this end, existing electrical and natural gas services are the most reliable sources now and in the foreseeable future.
3. Demands placed on resources as a result of growth and the extremity of the local climate will continue. The limits on the local water supply as a result of little annual rainfall, limited recharge and expense of importation may eventually constrain the further expansion of the region. Similarly, the limits on existing electrical generation facilities as well as the difficulty of adding new facilities may also result in development limits.
4. Energy solutions outlined herein, except in the event of possible emergency situations, will not require a drastic alteration of lifestyle.

5. The City will cooperate with Southern California Edison, Southern California Gas, Coachella Valley Water District and Desert Water Agency conservation programs.
6. Conservation and alternative energy supplies will be required only as they become reliable, cost-effective and cost-competitive with existing energy sources or mandated by Federal or State regulations.
7. Energy sources will be consistent with the environmental and aesthetic requirements of Palm Springs. Realizing the value of good air and water quality to a resort town, no measures proposed will detract from those high standards.

Energy, especially inexpensive energy, was a big factor in the growth of Palm Springs and the Coachella Valley, especially in the development of a year-round economy. The development of efficient refrigeration air conditioning enabled designers and builders to break away from traditional and time tested building concepts. While the traditional ideas were based on the need to take every advantage of orientation, breezes, shade from overhangs, and landscaping and compactness of design, recent buildings in many cases virtually ignore environmental controls as form determinants.

City growth will require that increased energy levels are planned in order to provide adequate service. Palm Springs and Coachella Valley growth cannot be allowed to outstrip existing water and energy resources. Adequate, reliable and affordable water and electricity sources become questionable as growth continues. Presently, the underground water table is being recharged by Colorado River water in addition to natural recharge. Even with recharging, the water table is still receding up to three feet per year. The problem with electricity is much the same. Existing generating facilities are adequate for existing needs, but as growth continues, new generating facilities will be required.

Objective

- 5.26. The conservation of finite resources to insure Palm Springs will have adequate long-term supplies of electricity, natural gas, water and gasoline in an environmentally sound way, at the lowest cost.
-

Policies

- 5.26.1. Work with other cities and agencies, CVAG, and the League of California Cities to develop strong statewide water and energy conservation policies.

Conservation

Conservation is the most valuable and most cost-effective means a city has of making an immediate impact on energy supply and price. In fact, energy conservation is energy efficiency. Through conservation practices the community can help reduce energy demand, stretch existing supplies, reduce pollutants, delay the time when additional non-renewable sources of energy are exhausted, take advantage of on-going improvements and efficiencies in technological advancements, and above all, reduce energy bills.

A strong conservation effort will help support a strong expanding economic base. Conservation could prevent some of the money that would have been spent on energy from leaving the community. Money saved through conservation will roll over several times in the local economy. In addition, a drop in energy use will help assure that existing power supplies will be adequate for planned community expansion. In all, conservation practices can have a dramatic effect on the future economy of Palm Springs as well as create a positive perception that Palm Springs is conscientious and a leader in this arena.

City Efforts

Palm Springs has been at the forefront of commitment to energy saving. Projects include:

- a. Installation of a master environmental computer. The computer, already installed, controls municipal lighting and air conditioning by time and temperature. It has helped reduce electrical use and has already saved enough energy to pay back the cost of installation.
- b. Two energy audits have been conducted on all municipal facilities. The audits resulted in new building and roof insulation as well as changing to more energy efficient lighting.
- c. Fleet operations have been improved. The City vehicle fleet has been downsized for greater fuel efficiency. The City has also initiated a GASCAP (Gasoline Conservation Awareness Program) driver retraining program to teach energy efficient driving.
- d. Exterior, street and parking lot lights have been analyzed for their lighting and energy efficiencies. The result has been improved lighting at the airport and parks, and an ongoing program to switch parking lot lights to more energy efficient sources.

- e. Bicycle routes have been implemented. Further programs are under review to expand bikeways, programs which will save more gasoline, reduce auto emissions, and provide health benefits.
- f. The City has expanded the use of methane gas recovered at the Wastewater Treatment plant. As part of an overall energy program, the City is reviewing the use of recovered methane for conversion to methanol and for the generation of electricity.
- g. Working with the Desert Water Agency to implement tertiary treatment of effluent water from the Wastewater Treatment Plant and mandating its use on new and existing park and golf course facilities.
- h. Fire Station #5 is designed specifically for greater energy efficiency, incorporating into its design solar-assisted heating and cooling, special insulation, and passive solar structural considerations.

In addition, Palm Springs has initiated several pilot alternative energy projects, including:

- a. The retrofit of a cooling tower in the main fire station to conserve energy.
- b. Participation with Southern California Edison in the installation of a photovoltaic display that ran a portion of City Hall. This two year project tested a new technique for photovoltaic collectors which may open new energy sources.
- c. The City worked for over a year to gather wind measurement data at four locations throughout the Palm Springs area.
- d. Participation in a Southern California Gas Company program investigated the potential of cogeneration for the Civic Center and Sunrise Plaza; both locations have been developed into cogeneration programs.
- e. In looking to alternative fuels, the City participated in the State of California Methanol fleet program, a program which is a beginning step away from gasoline and toward a clean alternative energy source for the future.

Energy savings can be effectuated at the local level in such ways as providing alternative modes of transportation which are more efficient, as convenient, and less consumptive in nature than the automobile. As Palm Springs is a noted health resort, bicycling, horseback riding, hiking and walking fit well into the community scene and are virtually total in their ability to conserve depleting energy resources. Another method of limiting energy use at the local level would be to providing visitors and residents with an attractive form of mass transit.

Increased fuel efficiency is another way to conserve gasoline, another is improved traffic management. There are estimates that an additional 15% of present gasoline usage can be reduced through improved traffic management techniques. Among the techniques are: traffic signal synchronization, creating one-way streets, improved mass transit routes, parking management, and park and ride centers for shopping areas.

Another potential conservation area is in alternative fuels. Current research suggests that alcohol fuels are viable replacements for gasoline. Methane, a derivative of coal conversion or various biomass sources, is clean, less volatile, and available in large quantities. The California Energy Commission considers methane to be ready to replace gasoline as the principle fuel for transportation. As a side benefit, methane hydrocarbons are almost inactive, eliminating the chief ingredient of photochemical smog.

None of the consequences of growth is more important than the drain on water resources because water is the essential element for all life. The primary source of water for Palm Springs is an underground water basin. Presently, even with some recharge from Colorado River water and an ongoing conservation program, the level of the water table is lowering three to four feet per year. All estimates indicate that both consumption and rates charged for water will continue to grow along with the population.

Presently, the cost of electricity required to pump water makes up a significant percentage of the entire Desert Water Agency budget. As water use continues, pumping water from a declining water table will require increasing amounts of energy for lift purposes. Therefore, conserving water will conserve energy as well. While there is no immediate water shortage, a long-term overdraft condition requires thoughtful attention to conservation measures.

Energy usage in the commercial sector is dominated by lighting, heating, and cooling. In Palm Springs, tourism-related industries dominate the commercial energy usage with office usage accounting for 26% of all commercial sector energy. Over one-half of all natural gas use is for space heating. Lighting and air conditioning use make up 73% of all electricity consumption. As primary areas of consumption, lighting, cooling and heating are the areas on which we should concentrate conservation efforts.

Hotels maintain brightly lit grounds and other extensive exterior lighting as well as heated pools and spas. Restaurants too have to maintain attractive interior and exterior lighting schemes to attract customers. Further, much of the energy wasted in hotels is not the fault of the hotels, but rather of the guests who are unconcerned with energy usage. Even though tourism is our dominant industry, and dominant commercial energy consumer, there is still great potential for conservation.

Due to State and Federal preemption in many energy areas, the main possibility for local energy impact is in land use ordinances, and

it is land use regulation which provides the means to make sure that all new development meets local, state and federal standards for energy efficiency. Such standards should include passive solar design including proper building orientation, as well as adequate shading requirements. Maximum use of solar systems for all domestic and pool water heating should be incorporated as should adequate solar access for the panels. Building sites should be planned for proper building orientation, street size, common area landscaping, bicycle lanes, and joint use of facilities such as pools. In addition, communities should be planned for proximity to work and shopping centers as well as for access to public transportation.

Having only 1,000 to 1,500 heating degree days (HDD) and over 4,200 cooling degree days, cooling considerations definitely outweigh heating considerations as far as Palm Springs is concerned. Above all, shading is critical in the low desert. Where possible, all streets, sidewalks, bikeways and exposed building sides should be shaded. Streets can be shaded by closely planted trees. In addition, the pavement area that collects heat can be reduced by reducing street size. In addition to plants, covered walkways, awnings canopies and overhangs can provide essential shading.

Objective

- 5.27. The most efficient use of existing resources in new and existing single- and multi-family homes, business, and industry in Palm Springs.
-

Policies

- 5.27.1. Reduce energy consumed in all municipal operations through conservation practices and encourage alternate energy sources.
- 5.27.2. Work with water suppliers to reduce the drain on water supplies through the use of reclaimed water and water conservation activities.
- 5.27.3. Reduce the energy required to maintain existing residential and commercial structures.
- 5.27.4. Build into all new residential structures conservation techniques that will make them as energy efficient as possible.
- 5.27.5. Encourage the incorporation of water and energy conservation features in the design of all new construction and site development and the installation of conservation devices in existing developments.
- 5.27.6. Encourage energy audits by the utility companies of existing structures, identifying levels of existing energy use and potential conservation measures.
- 5.27.7. Mandate the use of passive design concepts which make use of, or consider, the natural climate to increase energy efficiency.

- 5.27.8. Require that new construction not preclude the use of solar energy systems by uses and buildings on adjacent properties.
- 5.27.9. Require the maximization of passive solar energy design concepts to be integrated in individual project design.
- 5.27.10. Encourage the use of active solar collectors for domestic hot water and pool heating.
- 5.27.11. Require that new City Buildings be more energy efficient than the minimum state requirement.
- 5.27.12. The City shall participate in the establishment of a County Integrated Waste Management plan and shall support its aims to reduce the volume of solid waste requiring disposal by cutting back the production of solid waste at its source, recycling and composting, and environmentally safe land disposal and waste transformation facilities. Updates when necessary shall be adopted by resolution.
- 5.27.13. Expand the community recycling program to cover the entire city to encourage the reuse of newspapers, cans, bottles and all other recyclable materials.
- 5.27.14. Implement and enforce Title 24 building standards to improve energy efficiency in new or substantially remodeled construction.

Irrigation/Landscape

Apart from wasting a valuable resource, water run-off can cause deterioration of asphalt and lead to the growth of slippery substances which are dangerous to both pedestrians and motorists. The prevention of water waste involves not only the installation of an efficient irrigation system but also careful landscape design and continuing maintenance. A properly-designed, drought-tolerant landscape can effectively communicate the look and feel of the desert as well as create beautiful, liveable spaces.

Objective

- 5.28. Well-designed, low water consuming, drought-resistant landscape materials, efficiently irrigated, as a means of reducing water demand.
-

Policies

- 5.28.1. Care should be exercised in the positioning and selection of sprinklers so that they are correctly spaced and so as not to spray over or upon sidewalks, roads or other paved areas.
- 5.28.2. Large irrigation systems shall be equipped with a master valve which will automatically shut off the system if excessive flows (especially due to damaged sprinklers) occur. Catchment areas should be incorporated into landscape design to accommodate overflows from occasional irrigation system malfunctions.
- 5.28.3. Encourage the use of drip irrigation systems and/or flow-compensated stream bubblers where appropriate.

- 5.28.4. Planter beds and lawns shall be recessed below adjoining sidewalks and other hardscape so as to contain irrigation water. Mounds shall be designed so as to prevent sheet-flow across hardscape areas.
- 5.28.5. Encourage the use of mulch and proper topsoil preparation in planter beds to increase the water absorption capacity of the soil.
- 5.28.6. Water pressure within irrigation systems shall be controlled so as to prevent drifting onto sidewalks, roads or bike paths during wind conditions.
- 5.28.7. Irrigation systems should be controlled to respect the irrigation zones (based on water use characteristics) they serve and to compensate for differences in exposure to sun and wind. Plantings should also be grouped according to their water use characteristics.
- 5.28.8. Landscape materials and irrigation system design shall consider the long term needs for maintenance, especially in regard to the design of small and irregularly-shaped areas.
- 5.28.9. Encourage the redesign of inefficient landscape and/or irrigation installations.
- 5.28.10. Encourage energy-efficient landscape lighting techniques.
- 5.28.11. Turf areas shall be located only in areas of maximum human contact, such as in recreation and sports areas or areas of heavy foot traffic, to conserve water used for irrigation and therefore groundwater supplies. Large, nonfunctional turf areas, such as those fronting roadways, should be discouraged.

Alternative Energy Production

Strong winds consistently blow through the San Geronio Pass. These winds are being utilized to power Wind Energy Conversion Systems (WECS). The Palm Springs planning area is in one of the highest wind potential regions in the country, and as such is in a good position to turn annoying winds into a reliable energy source.

WECS generate electricity directly from the kinetic energy of the wind. So great is the potential wind resource that California has set a goal of 10% of total State electrical generating capacity by the year 2000 for this clean, renewable energy source. In the San Geronio Pass alone the State estimates a potential of nearly 5000 MW of electricity annually.

A Wind Energy Overlay is shown on the General Plan Land Use Map to delineate areas where wind energy conversion systems (WECS) are allowable. The underlying land use designations may include Business/Industrial or Open Space. Zoning regulations will implement specific standards and processes for each underlying zoning classification.

There are three technologies which generate electricity from the sun and are expected to become increasingly cost competitive. These systems are photovoltaics, solar thermal electric systems, and solar ponds. All are clean sources of electricity using renewable

resources and all add a great degree of optimism to our energy future.

Methane produced as a result of anaerobic decomposition of sewage waste is now recognized as a valuable renewable energy source. Methane, once considered a nuisance by-product flared off into the atmosphere, is recovered from treatment of 5.6 million gallons of sewage and used to partially power the treatment process here in Palm Springs.

Cogeneration

Cogeneration is a proven alternate energy for Palm Springs. The proximity of the City buildings, in the municipal center and Sunrise Plaza, combined with our tremendous demand for thermal cooling, make Palm Springs an ideal candidate for cogeneration. Cogeneration produces additional revenue for Palm Springs where once only energy expenses existed. The City is able to supply its own electricity, air conditioning, and heating at prices far less than utility rates. After business hours, when electrical and thermal demand are reduced, excess electricity can be sold to Edison. In addition, the City can supply energy for nearby county and private buildings on City property at a rate below Edison rates, yet still at a profit for the City.

The City's cogeneration facility can be geared to operate on natural gas or an alternative energy source. The renewable energy source most available to the City at present is the methane generated at the Wastewater Treatment Plant. Methane is a most versatile gas that can serve the City several ways. Methane can power electrical generators directly and then be cogenerated. Or, the methane can be converted to methanol - an alcohol based fuel - to power the City's new methanol cars. With this method, the methanol would power methanol vehicles, saving hundreds of thousands of dollars in gasoline costs.

Objective

- 5.29. The appropriate use and implementation of alternative energy technologies as they become cost competitive with existing energy sources used in new and existing residences, businesses, and industry in Palm Springs.
-

Policies

- 5.29.1. Utilize solar technologies to replace conventional water heating, as well as space cooling and heating requirements whenever possible.
- 5.29.2. Make all practical use of indigenous wind resources.
- 5.29.3. Make the maximum use of solar electric capabilities on an individual and community wide basis.

- 5.29.4. Municipal sewage and solid wastes should be utilized as an alternative energy source.
- 5.29.5. All available energy from hydroelectric sources should be identified and utilized.
- 5.29.6. Encourage additional cogeneration facilities for both municipal and private sector buildings.
- 5.29.7. Require the use of tertiary-treated wastewater for golf course and landscape irrigation whenever feasible.

IMPLEMENTATION PROGRAMS - ENERGY & WATER CONSERVATION

5c/A. ADMINISTRATION

1. Establish the responsibility of energy and water conservation programs with all City departments. Continue to implement mandated State and Federal energy programs.
2. Allow for the use of alternative energy systems for private development provided that they meet all public safety, health and welfare requirements and are proven to be reliable.
3. Undertake traffic and public transportation studies as part of ongoing conservation efforts.
4. Continue funding energy programs as they are developed and prove to be cost/beneficial.
5. Allow for density bonuses where energy conservation designs can demonstrate energy savings of ten percent (10%) or more.
6. Continue to support State and Federal efforts to make more funds available for pilot alternative energy programs.
7. Require appropriate water conserving landscaping practices.
8. Work with the Desert Water Agency and the Coachella Valley Water District to develop water conservation practices.
9. Support Edison and Gas Company energy conservation methods.
10. Encourage and support Federal and State tax credits for installation of energy conservation devices.
11. Investigate additions to the Title 20 and 24 building standards and investigate additional code changes where they pertain to Palm Springs specifically.
12. Review of all codes to ensure their consistency with conservation programs.
13. Expand the community recycling program in conjunction with Palm Springs Disposal to cover the entire city.
14. Solicit state and federal funds to implement the City's energy and water conservation programs.
15. Study the operational and economic implications of taking over the electric power system. Discuss and negotiate the appropriateness of any takeover with Southern California Edison and any other appropriate agency.

5c/B. ALTERNATIVE ENERGY SOURCES

1. Investigate retrofitting all municipal facilities with active solar or other alternative energy sources systems when technological improvements in active solar make these systems cost beneficial and reliable.
2. Work with the County and State agencies and the Bureau of Land Management to resolve outstanding issues on the San Geronio wind farm development. Develop a permit processing system which considers noise and safety impacts, and community aesthetics standards. Acoustical studies, where required, shall be submitted by the developer and be prepared by qualified professionals.

3. Investigate the requirement that all new buildings - residential and commercial - should be planned for accommodation of solar panels.
4. Continue sewage treatment expansion and energy recovery plans.
5. Continue to research and develop cogeneration facilities when they prove economically feasible.
6. Research the most cost-beneficial use of recovered methane from the Wastewater Treatment Plant.
7. Implement State and Federal mandated alternative fuel programs.

HEALTH & SAFETY

Natural and man-made hazards present a potential risk to the residents of, and visitors to, Palm Springs. The General Plan identifies the potential hazards and the ways to reduce the risks. The policies in the General Plan identify the appropriate action necessary to reasonably protect life and property from those hazards. General Plan goals and policies cannot prevent the occurrence of an earthquake but they can reduce the negative impacts associated with such an event. In terms of other potential hazards such as flooding or noise, General Plan goals and policies can reduce the probability or severity of their occurrence.

The policies have been developed to identify the necessary response on the part of the City to protect life and property from hazards. The General Plan also emphasizes the importance of emergency preparedness in the reduction of loss of life, injury and property damage to the City.

- 6.A. Protection of residents, employees and buildings from storm flow flooding conditions that can pose significant hazards.
- 6.B. Air quality that is compatible with health, well-being and enjoyment of life.
- 6.C. Substantial reduction of the level of death, injury, property damage, economic and social dislocation and disruption of vital services that would result in a major disaster.
- 6.D. A high level of public safety for its citizenry with the least amount of dollar cost with the highest return for the citizens of the community.
- 6.E. The availability of the highest quality health care facilities and services to promote the good health and well-being of the City's residents and visitors.
- 6.F. A coordinated, responsive and effective emergency preparedness disaster implementation plan to assure a high degree of readiness to respond to, and recover from, disastrous events.
- 6.G. Community noise levels that complement and are consistent with the City's resort orientation. Prevention and mitigation of the adverse impacts of noise on the City's residents and visitors.

FLOOD HAZARD

The City of Palm Springs is located at the northwestern extent of the Coachella Valley flanked on the west by the San Jacinto Mountains and on the north by San Gorgonio Pass. The Palm Springs area is drained by the Whitewater River that flows southeast from Mt. San Gorgonio into the sink formed by the Salton Sea. The major tributaries to the Whitewater River include Tahquitz Creek, Palm Canyon Wash, Chino Canyon Wash, Snow Creek Canyon Wash and Mission Creek.

The steep, barren east face of the Mount San Jacinto block is the strongest element in the beauty of the City's setting. This same element is the cause of one of the City's major problems. Storm water runs down this east slope almost unobstructed, reaching tremendous volume and velocity by the time it reaches the valley floor.

Palm Springs is not exposed to a chronic flooding problem. However, flash flooding, a natural component of the desert environment, does pose a threat to given areas within the Palm Springs sphere of influence. To minimize these risks to both life and property, certain stream and channel improvements, including a levee system have been constructed. Channels must be defined and improved, and sometimes other devices are needed to guide or retard the flow.

Drainage channel alignment, design and construction have been the responsibility of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the Coachella Water District (CVWD). The several drainage channels are shown on the General Plan Map. All do, or will, ultimately empty into the Whitewater River Channel at the easterly edge of the planning area. Some of the channels have been improved, others are under construction, and others are still in the planning stages.

Where improved, the stormwater channel is confined between two earthen berms and in many places has the appearance of a natural wash. An earth berm confines the channel on each side. The top of the berm is a pleasant place for riding and hiking, and trails are proposed bordering each wash. The wider channels make an effective buffer between land uses and have been used as such near the proposed industrial areas. They also tend to define neighborhoods and dictate orientation, and this effect was carefully considered in planning public facilities and their service areas. In some cases, odd-shaped parcels defined by drainage channels have been proposed as parks or golf courses. These channels are strong features in the physiognomy of the City. Appropriate designs can make them an attractive feature rather than a scar.

It is imperative that extensive engineering studies be carried out to determine the eventual drainage control measures that will have

to be taken when urbanization comes to the presently undeveloped areas. It is also extremely important that the drainage channels be left in a natural state, mainly because the natural channels serve as a link in the cycle of natural events that support both animal and plant life in these hills. Many of these natural channels contain springs and seeps that serve as watering areas for bighorn sheep, deer and many other species of animal and bird life.

Protective measures should be taken to preserve the natural drainage channels against urban land use encroachments. A setback ratio should be used to relate the type and width of channel (steep slope, mild slope, or flat slope) and the possible amount and rate of water flow. This would serve the dual purpose of protecting the channel from obstruction and protecting developed land uses from possible flooding.

In recent years, the idea has become increasingly accepted that, while it is essential to protect existing development, the provision of costly flood control facilities merely to permit the construction of structures is uneconomical. It is often more desirable to keep people away from the flood than to keep the flood from people. The basic premise is that, if development on floodplains is limited, public costs for flood prevention and damages can be minimized.

Whitewater River

The Whitewater River does not pose a threat to life or property within the Palm Springs area given a flooding situation approaching the intermediate regional stage ("area occasionally flooded" designation). However, given a more serious combination of hydrologic events as in an "approximate" Standard Project Flood (associated with a 100-year storm), the existing levees could be breached and certain developed areas in the north end of Palm Springs would be threatened. Although the Whitewater River does not prove a significant hazard to safety in the City as a whole, it would threaten transportation and communication to the City in a high-water stage. Three major transportation links into the City, namely the Southern Pacific Rail Line, State Route 111 and I-10 are subject to closure and subsequent damage given a flood situation. In an emergency situation, disruption of circulation would seriously jeopardize public safety.

Tahquitz Creek

Tahquitz Canyon, standing at the head of the wash, is a monumental geological structure that seems to have been blasted out of the earth. The stream that flows from this great canyon into the flatlands to the east is part of the Whitewater River system, becomes a raging torrent during intense storms. The City and flood

control agencies, therefore, over the years, have restrained development from invading the areas subject to flooding. Portions of the stream have been channelized while the remainder, east of Sunrise Way, flows free either within the flood plain or is managed through golf courses until it merges with the Palm Canyon Wash.

The streamway has also been improved through the construction of a debris basin at the mouth of the canyon and an improved stream bed with greater capacity. These improvements should contain the Standard Project Flood to the streamway and eliminate the flooding hazard to the developed areas that flank Tahquitz Creek.

Palm Canyon Wash

Palm Canyon Wash does not pose a significant threat to the City of Palm Springs and remains within its levee system in the flooding situations studied.

Snow Creek Canyon Wash/San Gorgonio River

Snow Creek Canyon Wash has not been levied and therefore, during a high water situation most of the canyon floor is subject to flooding. Snow Creek Canyon is not considered a threat to life or property in that very little development has taken place in that area. Snow Creek Canyon is also part of a State Wildlife Refuge and as such, the existing characteristics of the Canyon and the Wash are natural components of that ecosystem, and should receive minimal alterations.

Chino Canyon Wash

Chino Canyon Wash was contained by a stone-lined levee by the Army Corps of Engineers and should not extend from its present stream course in a flood situation. As such, it does not constitute a hazard to safety; however, the runoff from its watershed does contribute to the overall flood situation along that stretch of the Whitewater River.

Mission Creek

Mission Creek, which enters Whitewater River from the north, is not considered a flood hazard. Historically, Mission Creek has flowed over the alluvial cone north of Interstate 10 through the planning area but recent developments have diverted the creek easterly around it.

Certain areas of the City suffer distinct flooding problems (see the Areas Subject to Flooding maps) and the potential for increased flood-related damage increases as development continues. To address this threat, the Riverside County Flood Control & Water Conservation District developed a revised Master Drainage Plan for the Palm Springs Area in 1982. This study set forth recommendations for a master storm drain and flood control plan. In cooperation with the City of Palm Springs, priority listing and cost estimates for improvements are maintained. The Drainage plan is designed to collect local urban runoff in facilities to be primarily located in existing or proposed street rights-of-way. To control costs and provide an economically more viable flood control plan, several areas in the City are identified as storm water retention areas.

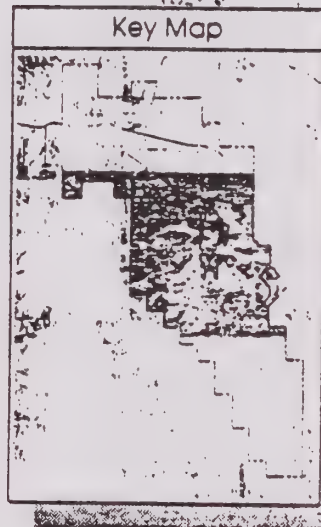
The City has developed a Flood Damage Prevention Ordinance (a portion of the Zoning Ordinance) designed to protect health, safety and property, public facilities and utilities, assure the most efficient use of flood control monies, ensure owner awareness of special flood hazards and promote appropriate development controls in hazardous areas. Those portions of the City subject to a flooding hazard are identified in the ordinance, referencing the Zoning Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map which delineates areas subject to varying levels of flooding hazard.

Objective

- 6.1. Adequate improvements and regulations to mitigate flood hazards in Palm Springs.
-

Policies

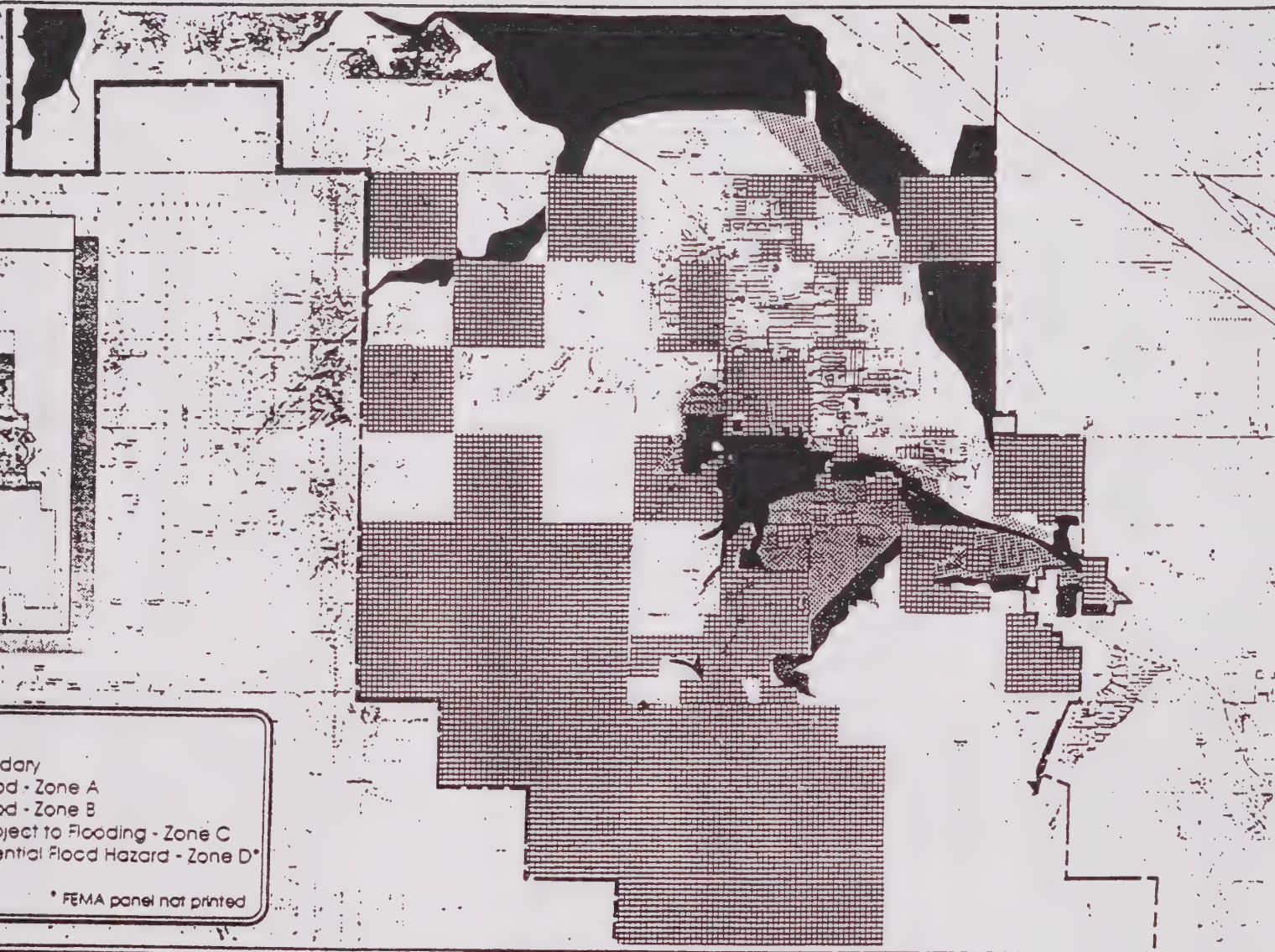
- 6.1.1 No structure shall be constructed or substantially improved and no land shall be graded in the areas designated as Watercourse or Conservation except on approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the 100-year flood discharge.
- 6.1.2. Underground storm drains serving local neighborhoods should be designed to accommodate runoff from a 10-year frequency storm for conveyance to a downstream outlet. Such drains should be located in existing or proposed street rights-of-way where possible. Flows exceeding the 10-year frequency storm will be carried within public rights-of-way.
- 6.1.3. Where open channels are used, they should be designed to carry the runoff from a 100-year frequency storm. Open channels should be limited to situations where the discharge is large and the construction and right-of-way costs for an underground storm drain are not efficient. Where velocities are non-erosive, such channels shall be unlined and in as natural of a state as possible; appropriate stabilization may be incorporated. Slope protection activities occurring within the major drainage channels shall not detract from the visual or aesthetic qualities of this open space resource. Existing hard-lined facilities should be restored to a natural appearance as feasible.



LEGEND

- Project Boundary
- 100 Year Flood - Zone A
- 500 Year Flood - Zone B
- Area Not Subject to Flooding - Zone C
- Areas of Potential Flood Hazard - Zone D*

* FEMA panel not printed



Area Subject to Flooding - Central City & Western Sphere (FEMA)

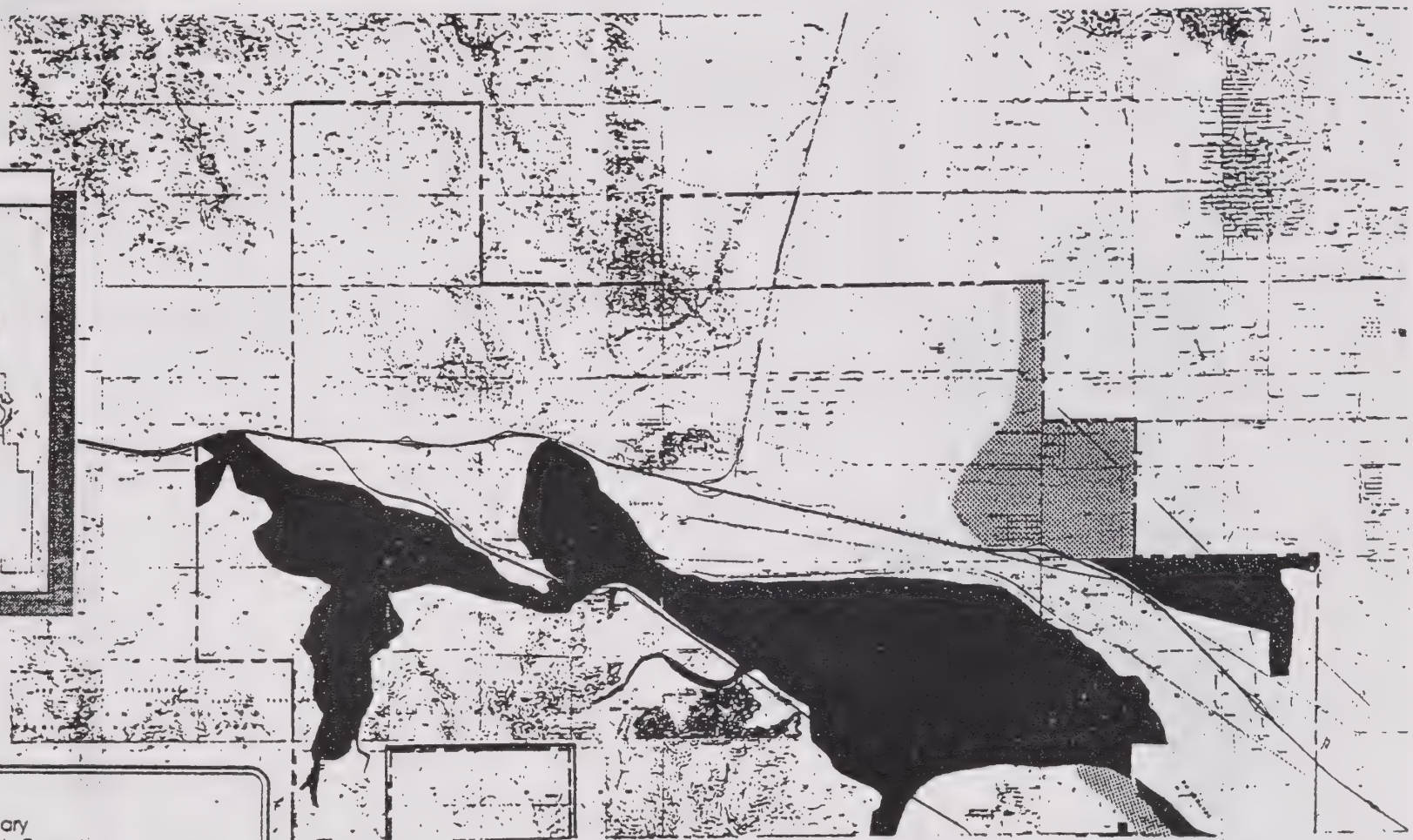
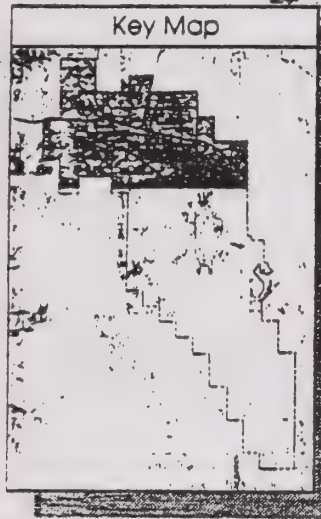
NOTE
Conceptual only, original FEMA map should be consulted

SOURCE
FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS

RELAY NO.

PALM SPRINGS GENERAL PLAN





LEGEND

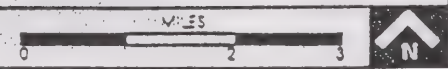
- Project Boundary
- 100 Year Flood - Zone A
- 500 Year Flood - Zone B
- Area Not Subject to Flooding - Zone C

Area Subject to Flooding - Annexation Study Area (FEMA)

NOTE:
Conceptual only, original FEMA map
should be consulted.

10-603
FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS

PALM SPRINGS GENERAL PLAN





LEGEND

- Project Boundary
- 100 Year Flood - Zone A
- Area Not Subject to Flooding - Zone C
- Areas of Potential Flood Hazard - Zone D*

* FEMA panel not printed

Area Subject to Flooding - Southern Sphere (FEMA)

PALM SPRINGS GENERAL PLAN

NOTE:
Conceptual only, original FEMA map
should be consulted.

SOURCE:
FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS



- 6.1.4. To reduce the cost of drainage facilities, retention basins shall be installed in conjunction with the storm drain system to store runoff for later release at lesser flow rates. Such facilities shall be designed to pass a 100-year storm without threat to the structures integrity. Such facilities should be constructed to make joint recreational use possible; fencing shall be aesthetically pleasing and appropriate for the location.
- 6.1.5. Require that all new development incorporate sufficient measures to mitigate flood hazards, including the design of on-site drainage systems to link with city-wide storm drainage, gradation of the site so that runoff does not impact adjacent properties or structures on the site, and elevation of the structures above any flooding elevation. New development shall abide by the current federal Environmental Protection Agency regulations for stormwater discharge.
- 6.1.6. Require the use of extensive landscape of site open space areas, provide the maximum permeable surface area to reduce site runoff and prohibit unnecessary paving.
- 6.1.7. Investigate the need for additional all-weather crossings of the major drainage channels, e.g. Indian Canyon Drive, Gene Autry Trail and Vista Chino across the Whitewater River.
- 6.1.8. Where appropriate, the construction of curbs and gutters shall be promoted as an important means of controlling local storm and nuisance waters.
- 6.1.9. Development located adjacent to natural channels shall be set back from such channels at a distance based on run-off flow and terrain.
- 6.1.10. All properties which fall within the 100-year floodway fringe and are subject to sporadic flooding and other hazards in the event of a 100-year flood as established by the Federal Emergency Management Agency shall be subject to the regulations of the Flood Damage Prevention Ordinance to minimize public and private losses.
- 6.1.11. The City of Palm Springs shall continue to cooperate with the RCFC&WCD and CVWD, and abide by their requirements, concerning flood control facility design, review and approval.
- 6.1.12. All flood control facilities shall be designed so that biological impacts are minimized and locally-significant habitat is either avoided or replaced.

IMPLEMENTATION PROGRAMS - FLOOD HAZARDS

- 6a/1. Maintain and update the Master Drainage Plan in conjunction with the appropriate flood control district to be used as a guide for all future developments in the planning area and that such developments be required to conform to the plan insofar as possible.
- 6a/2. Review existing building code and site design requirements to ensure that they adequately provide for site runoff and connections to the City-wide storm drainage system. Enforce these standards and requirements for all new development.
- 6a/3. Include in the Zoning Ordinance requirements limiting the maximum coverage of required open space areas with non-permeable materials (asphalt, concrete, brick, etc.) and providing for the use of landscape in these areas. Develop a setback ratio which relates the type and width of channel and the possible amount and rate of flow.
- 6a/4. Designate, on the Zoning Map, those areas which are subject to flood hazards according to FEMA; update the Map as necessary. Review the Flood Damage Prevention section of the Zoning Ordinance for consistency with the General Plan and federal regulations; update the Ordinance as necessary. All development proposals in areas that FEMA has identified as subject to flooding or in which no FEMA mapping has occurred shall be subject to a hydrology analysis to ensure that no structures are subject to flooding during a 100-year storm. The hydrology study shall demonstrate that the project will reduce erosion from water to or below existing levels at a minimum and that the increment in flows resulting from developments is retained on-site. All development in areas which FEMA indicates are not subject to flooding shall be reviewed by the City Engineer to determine whether detailed hydrology studies will be required.
- 6a/5. Allocate funds for the construction of storm drainage improvements in the City's Capital Improvement Program. Coordinate funding with Riverside County Flood Control District and the Coachella Valley Water District.
- 6a/6. The MWD shall prepare, and the City shall participate in, a preliminary study to determine the area potentially subject to flooding in the event of a rupture of the aqueduct where it crosses active earthquake faults.

AIR QUALITY

Good air quality is a major reason people chose to reside in or visit the Coachella Valley. As development continues, air quality is anticipated to deteriorate. Within any time period, the local air basin has a restricted ability to dilute contaminants and maintain air quality at levels which do not adversely affect the population.

Non-compliance with ozone standards in the desert is largely the result of transport of smog from the Los Angeles basin via the prevailing winds, thereby requiring regional efforts to effectively reduce ozone levels. Particulates are more typically a locally created problem, attributed to wind-blown dust, soil and sand.

Although Federal and State statutes have provided local government with little authority in controlling air pollution (nor is there ability at that level), the City encourages other transportation modes other than the automobile which act to reduce the number and distance of automobile trips. These include a bike network, dispersal of neighborhood commercial areas, and cooperating with SunLine in providing public transportation in the City. Also, the opportunity exists for car-pooling programs and other trip reduction methods.

The State Air Resources Board has designated the entire Riverside County portion of the Southeast Desert Air Basin (SEDAB) as a non-attainment area for ozone and particulates. An Air Quality Management Plan was prepared for the Southeast Desert Air Basin in 1989 which sets forth policies and programs for localities to undertake to improve air quality. However, as most of the desert's air pollution is transported from Los Angeles, efforts to attain State and Federal air quality standards in the Desert Air Basin can only reasonably be expected with major improvements in the South Coast Air Basin (SCAB).

Planning for compliance with the Federal air quality standards has been assigned to the Southern California Association of Governments (SCAG) and the SCAQMD who jointly prepare the Air Quality Management Plan (AQMP) for the South Coast Air Basin. The AQMP focuses on all air pollutants for which there are Federal or State standards. Among the actions recommended in the AQMP are policies and programs that localities can undertake to help improve air quality. Local jurisdictions are encouraged to incorporate these policies in their General Plans and to adopt supplementary policies as appropriate.

Although the Coachella Valley is within the District's jurisdiction, it is not included in the AQMP for PM10 attainment because PM10 is generated primarily within the Valley, rather than from sources in the SCAB. Therefore, a separate State

Implementation Plan (SIP) is required, and the District is the appointed authority to prepare it. The SIP focuses on reducing PM10 in populated areas by limiting human-caused dust-producing activities. It does not attempt to reduce naturally caused PM10 produced during desert wind storms. For policies related to wind erosion, see Section 5.5.

Objective

- 6.2. Attainment of ozone, nitrogen dioxide, carbon monoxide and sulfate standards as enforced by the South Coast Air Quality Management District.
-

Policies

- 6.2.1. Cooperate with the South Coast Air Quality Management District and incorporate the provisions of the Air Quality Management Plan in the project review procedures.
- 6.2.2. Discourage the development of land uses and land use practices which would contribute significantly to air quality degradation unless the impacts to air quality can be reduced to acceptable levels.
- 6.2.3. Work with AQMD, Air Resources Board and other agencies to establish controls and monitor uses in the air basin which contain operations or materials characterized by air pollutants which individually or cumulatively could significantly add to the air basins's degradation (e.g. furniture manufacturers using paints and finishes, automobile repair, printing and reproduction and dry cleaners). Encourage programs which support the preservation of clean air through the installation of emission control devices in all processes or activities which have the potential to degrade air quality.
- 6.2.4. Support measures for improving air quality in the Los Angeles air basin, while opposing measures transferring air pollution via "credits" to the Inland Empire or the Deserts.
-

Objective

- 6.3. Reduction of the amount of vehicular emissions in Palm Springs.
-

Policies

- 6.3.1. Encourage the safe and efficient movement of people and materials into and through the City as a means of reducing the impact of automobile and public transit traffic on local air quality.
- 6.3.2. Encourage the use of mass transit, carpooling and other transportation options, including pedestrian and bike paths, to reduce vehicular miles traveled. Participate with regional service providers to improve regional transportation services. Require transportation options to show a positive long-term air quality impact prior to implementation.

- 6.3.3. Participate in the provision of a shuttle service linking major resort activities and the downtown area.
- 6.3.4. Investigate the feasibility of using automobiles and other vehicles which use methanol or other clean-burning energy sources for the City's fleet of vehicles as these fuels become more widely available.
- 6.3.5. Encourage walking or bicycling for short-distance trips through the creation of "pedestrian-friendly" sidewalks and street crossings, and efficient and safe bikeways.
- 6.3.6. Provide, to the extent possible, local job opportunities and commercial services.
- 6.3.7. Provide opportunities for the development of residential units in concert with commercial services.

Objective

- 6.4. Regional initiatives and programs to improve the air quality in both the South Coast and the Southeast Desert Air Basins.
-

Policies

- 6.4.1. Work with other local cities in the Coachella Valley to determine and implement regional mechanisms to reduce air emissions and improve air quality, including use of public transit providing for intercity linkages, control of polluting industries, etc.
- 6.4.2. Lobby the State & Federal legislature to allow gas tax, and other automobile-related, monies to be used for alternative transportation improvements which will improve air quality (i.e. alternate fuels research, mass transit).

WIND EROSION & BLOWSAND (See Blowsand Activity Zones map)

Within the Coachella Valley, there is a natural sand migration process which has direct and indirect effects on air quality. Each year, winter rains cause erosion of adjacent mountains, and water run-off into the northern part of the Coachella Valley produces huge deposits of newly-created sand in that area. During the spring months, persistent, strong winds carry the sand methodically down the valley. Called "blowsand" this natural sand migration process produces PM10 in two ways: (1) by direct particle erosion and fragmentation (natural PM10), and (2) by secondary effects, such as sand deposits on road surfaces which can be ground into PM10 by moving vehicles, and resuspended in the air by those vehicles (man-made PM10).

In the spring and early summer months, meteorological conditions favor the development of strong winds. Seasonally, as the deserts begin to heat up, surface pressures are systematically lower. This creates a "vacuum-like" effect, whereby cooler, ocean-modified air



Blowsand Activity Zones

PALM SPRINGS GENERAL PLAN

MILES
0 1 2 3

N

is pulled toward the deserts. As the air is channeled through Banning Pass, which separates the Coachella Valley from the South Coast Air Basin, it accelerates, creating winds which frequently exceed 40 miles per hour (mph). On occasion, winds exceed 60 mph and widespread natural dust storms develop. Desert visibilities, which typically exceed 35 miles, can be reduced to zero by blowsand. On other occasions, summer thunderstorms generate strong gusts and produce large-scale dust storms. Under both of these meteorological conditions, the natural large-scale effects over the desert overwhelm local man-made dust-producing conditions. Such events, which occur approximately 10 to 15 days per year, are considered "exceptional events" by EPA, and are excluded from violation status determinations.

While natural factors, such as the geologic setting of the Valley and availability of source material, play an important part in the problem, man has contributed to the situation. The following are the human factors involved with the blowsand problem:

- a. Altering Natural Drainage: Construction of various flood control works has resulted in a dispersal of flood waters laden with deposits of sand over new areas. Storm run-off control facilities have altered natural irrigation of native vegetation, thus changing the patterns and intensities of natural ground cover. Also, the construction process itself has resulted in the freeing of loose sand.
- b. Constructing Major Facilities: Highways and other major construction related activities have been responsible for the scarring of large land areas and the freeing of sand that would have otherwise remained stabilized.
- c. Developing Desert Lands: While a completed development project aids in the control of the blowsand problem, during the development process, activities adverse to the community's welfare can occur.
- d. Disturbing Natural Vegetation: Indiscriminate activity in large open areas within the active blowsand region, particularly by off-road type vehicles, has contributed substantially to the overall problems. Any disturbance of desert soils and vegetation exposes erodible material to wind action.

The economic cost of residing in an active blowsand region is enormous. Losses or damages sustained as a direct result of blowing sand include: damage to automobiles by sandblasting of glass and painted surfaces; damage to railroad rolling stock and permanent facilities; damage to real estate directly related to sand accumulation or destruction of surfaces and equipment; and damage to residential properties within the blowsand hazard zone. In addition, blowsand adds to maintenance and removal costs along

roadways and railroads associated with sand accumulation, impairs mobility, reduces visibility and hinders tourist trade. At times, it is necessary to close Interstate 10 due to poor visibility and the potential for property damage, especially to vehicles. In these instances, State Highway 111 adequately serves as an alternate route for through traffic.

The intent of controlling the blowsand problem is to protect the health, safety, and general welfare of future residents of a proposed development, to provide for the protection of adjacent property owners subject to soil erosion and/or soil accumulation resulting from development activities, and to minimize the public cost of removing accumulated sand on public roads.

Blowsand control devices may include, but are not limited to, vegetative barriers, walls, screens, fences, vegetative ground covers, temporary and permanent ground covers, soil stabilizers and watering techniques or other materials or procedure utilized to prevent soils or land from erosion and/or sand from blowing across or accumulating upon the area proposed for development, public roads and/or adjacent property.

Vegetative planting has been the most extensive and effective of all methods to date. Accordingly, it is generally deemed the best, most desirable method of direct blowsand control and protection. Planting can be considered to be two basic types: groundcovers and large shrubs and trees. Walls have been effective in stopping the forward movement of sand.

Wind erosion in the Palm Springs area is a semi-continual problem as opposed to those infrequent events such as earthquakes and floods. There are areas of the north and east portions of the planning area which lie in the blowsand belt as hazardous to the public health, safety and welfare. Major portions of property which are affected by blowsand are presently located in the wash; however, large areas of privately owned property are also affected.

In a study conducted by the United States Department of Agriculture Soil Conservation Service it was found that blowing sand damages land, residential and commercial buildings, motor vehicles, trailers, traffic signs and utility poles by abrasion. It fills drainageways and plug culverts and bridges. It accumulates in roads, driveways, yards, carports and patio areas. Individuals, organizations and local County and State Governments spend large amounts of money each year for sand removal. Property values have decreased. Proposed treatment of this hazard revolves around the encouragement of well protected development and the discouragement of development such as the Panorama and Dream Homes in Cathedral City. This will be accomplished by discouraging the random subdivision of the land and providing an incentive for properly protected development. Development standards within these cluster developments will include provisions for landscaping, ground cover

and open space uses which will alleviate the blowsand problem for their inhabitants. Cluster developments will also be larger and more economically responsible for the creation and maintenance of proper blowsand protection facilities.

Objectives

- 6.5a Blowsand and wind erosion control measures to reduce or eliminate the potential for damage to health or property.
 - 6.5b Control of fugitive dust emissions from open sources that are caused directly by human activity or from erosion of soil by wind.
 - 6.5c Maintenance and tolerance of blowsand conditions necessary to support the Coachella Valley Fringed-toed Lizard Preserve which is located in the Whitewater River Wash south of the Southern Pacific Railroad between Indian Canyon Drive and Gene Autry Trail.
-

Policies

- 6.5.1 Development proposals in areas subject to wind erosion or blowsand hazard should include a wind erosion/blowsand control plan.
- 6.5.2 The grading of development sites should occur within the framework of approved development plans and should be initiated concurrent with full-scale site development.
- 6.5.3 Require site watering and other soil stabilization techniques to minimize fugitive dust and blowsand associated with site grading and development. Reclaimed water should be used when available.
- 6.5.4. Reduce the transport of "blowsand" adjacent to paved roadways and residential areas by exploring the use of chemically stabilizing soil surfaces or establishing snow fence windbreaks.
- 6.5.5. Off-road vehicle use shall not be allowed in "blowsand" source areas.
- 6.5.6. Establish tree windbreaks immediately downwind of "habitat preserve" and other strategic open areas.
- 6.5.7. Require paving of unpaved parking lots (public and private). For infrequent, but high-volume usage, chemical stabilization could be substituted for paving.
- 6.5.8. Routine street cleaning (sweeping) programs should include sand removal on a regular basis and on a post-event basis.
- 6.5.9. Contractors shall pave construction access roads as soon as they are created. Paving shall extend from the paved roadway into the construction area and shall be cleaned at the end of each work day.
- 6.5.10. Chemical treatment of unattended construction areas shall be required.
- 6.5.11. All earth/soil moving operations shall be prohibited on days when the wind gusts exceed or are forecast to exceed 30 mph.

- 6.5.12. Trucks involved in construction/demolition activities shall be required to maintain adequate freeboard. All truck hauling dirt, sand, soil or other loose dirt material shall be covered. Tire washers may be required on new construction sites.
- 6.5.13. Vegetative ground cover should be planted as soon as possible on construction sites. Temporary vegetation shall be placed in areas which would remain bare for an extended period of time. As an option, property owners may use chemical stabilizers on an annual basis.
- 6.5.14. Curbs, gutters and first-lift paving should be installed at the beginning of site development.

IMPLEMENTATION PROGRAMS - AIR QUALITY

6b/1. Incorporate where appropriate, the following in the City's Zoning Ordinance:

- a. Standards and requirements established under transportation system and demand management programs which mandate the use by employers of appropriate techniques to reduce the number and peak hours of trips generated and resultant air emissions (refer to Section 6, Circulation).
- b. Provisions of the Air Quality Management Plan.
- c. Prohibition of land uses which would contribute significantly to air quality degradation (e.g. heavy manufacturing).

6b/2. Coordinate local transit improvements with Sun Line Transit Agency.

6b/3. Conduct a study to determine the feasibility of the City's use of vehicles (automobiles, vans, trucks, etc.) which are powered by engines using electricity or methanol or other alternative clean-burning energy source. To the extent determined to be practical, the City's fleet should be replaced by such non-polluting vehicles, as they are normally retired.

6b/4. Participate in meetings between CVAG and South Coast Air Quality Management District to discuss and implement regional actions which can be mutually pursued to reduce local air emissions from stationary and mobile sources. A comprehensive range of options should be considered including, but not limited to, the following:

- a. Supplementing existing public transit opportunities with additional routes and/or frequency to facilitate intercity travel.
- b. Providing local subsidies or other incentives to encourage the use of public transit.
- c. Implementation of sub-regional transportation demand management programs.
- d. Restriction on the development of uses which degrade the air quality.
- e. Working with AQMD to determine trip length and total vehicle miles traveled as goal areas rather than job/housing balance ratios.

Wind Erosion & Blowsand

6b/5. Adopt ordinances reducing emissions from construction activities, establishing supplemental development standards for new and existing uses to reduce dust emissions, initiating a Clean Streets Management Program, and developing a program for the installation of tree (windbreaks) planting by March 1993.

6b/6. Create a mechanism to fund implementation of the PM10 State Implementation Plan through a service charge assessed to the property owners.

6b/7. Monitor implementation of these ordinances and programs annually. Annual reports may be made available to CVAG, AQMD, A.R.B. and other interested agencies.

GEOLOGIC HAZARDS

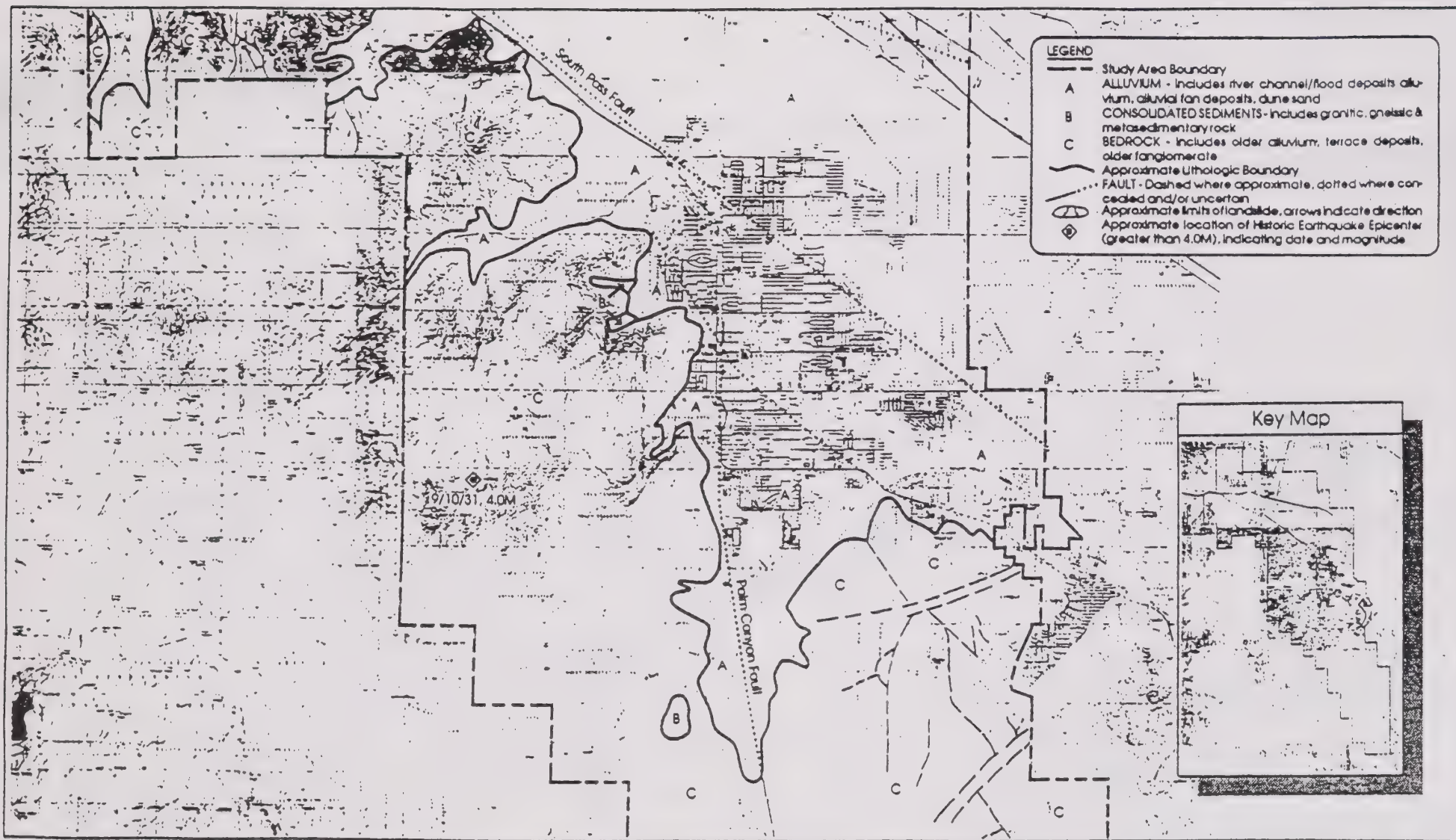
LAND STABILITY

Soil Conditions

In general, the soils in the Palm Springs area consist of granular alluvial deposits derived from the adjacent mountainous and hilly terrain. These deposits are composed primarily of silts, sands, and gravels in varying amounts. Concentrations of cobble- and boulder-sized rock material are present in some locations, especially in and around alluvial fans, and at the base of hillsides. In the hillside and mountain portions of the site, rock outcrops are exposed at the surface or are covered with a thin mantle of residual soils and/or colluvial materials.

The U.S.D.A. Soil Conservation Service (SCS) has mapped the soils in the area and compiled considerable soil-related information in their "Soil Survey of Riverside County, California - Coachella Valley Area" (1978). According to the SCS, soils of the Carsitas-Myoma-Carrizo association are present on the valley floor. These soils are well-drained and consist of coarse textured alluvium including sands, gravelly sands, cobbly sands, and stony sands. Soils of the Tujunga-Soboba-Riverwash association are present west of Whitewater. These soils consist of well drained sands, loamy sands, gravelly sands, cobbly sands, and stony sands. Garnet Hill, portions of Whitewater Hill, and the south and east facing slopes of the San Bernardino Mountains are identified as areas of "Lithic Torripsamments - Rock outcrop complex". These materials are described as consisting of older, partially consolidated alluvium and sandstone cut by numerous drainages. The SCS also identifies an area of "badlands" in the lower slopes of the south facing San Bernardino Mountains east of Whitewater Canyon. "Badlands" are described as very steep, severely eroded areas of slightly consolidated alluvium dissected by deep drainages. Almost all of the site in the San Jacinto Mountains, as well as much of the area in the Santa Rosa Mountains is identified as areas of Rock outcrops. The southern end of the site within the Santa Rosa Mountains also contain significant areas of "Torriorthents - Rock outcrop complex" and "Rock outcrop - Lithic Torripsamment complex"; both of which are thin units of granular, decomposed granitic type material. Some of the small basins and drainages in the Santa Rosas also contain Omstott sandy loams, Omstott - Rock outcrop complex, and Cajon loamy sands, all shallow soils derived from weathered granitic rocks, fairly limited in extent in the area.

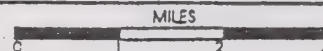
The soils in the area are classified by the SCS as being generally suitable for construction purposes, with constraints imposed mainly by the gradients of existing (natural) slopes and the potential for flooding in and around river wash areas. These soils are well

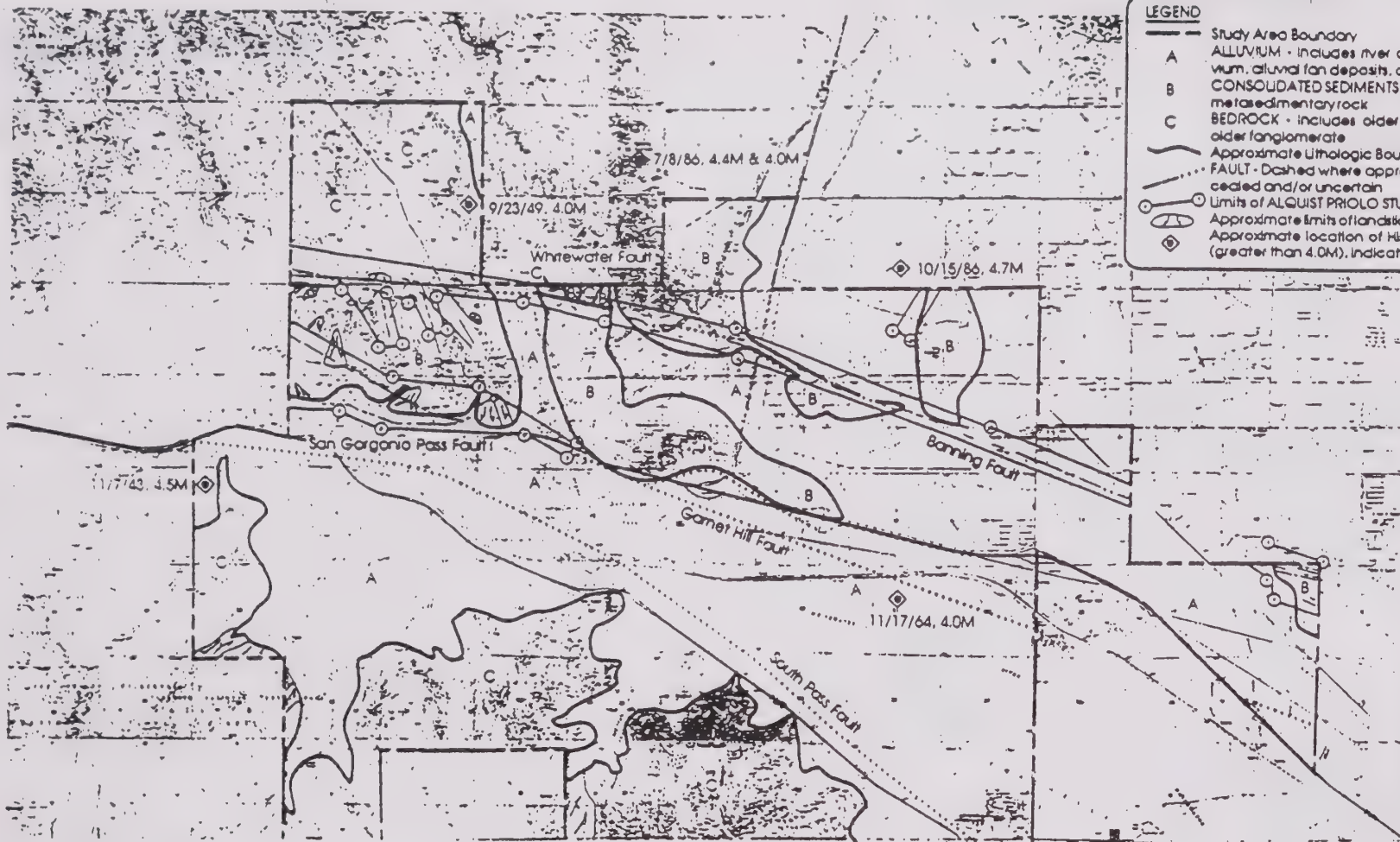


Geologic Map - Central City & Western Sphere

PALM SPRINGS GENERAL PLAN

SOURCE
SUBCOM GEOTECHNICAL





Geologic Map - Annexation Study Area

PALM SPRINGS GENERAL PLAN

SOURCE: RUBICON GEOTECHNICAL





- LEGEND**
- Study Area Boundary
 - A ALLUVIUM - Includes river channel/flood deposits, alluvium, alluvial fan deposits, dune sand
 - C BEDROCK - Includes older alluvium, terrace deposits, older conglomerate
 - Approximate Lithologic Boundary
 - - - FAULT - Dashed where approximate, dotted where concealed and/or uncertain

Geologic Map - Southern Sphere

PALM SPRINGS GENERAL PLAN



SOURCE
RUBICON GEOTECHNICAL

SCALE NO.

suited for use as structural fill to support road, pavements, etc. Depending on the nature of the specific sites and the existing topography, site grading may be required to eliminate or reshape slopes, create building pads, etc. Grading should be properly planned and implemented in accordance with code requirements and local ordinances.

Any exposed soil surface may be susceptible to erosion, especially in soils which lack in cohesion. Considering the non-cohesive, granular nature of the soils and the sparse vegetation which exists in the area, a potential for wind and water erosion does exist. These can be reduced by typical erosion control measures. Excavations in dry granular soils at the site may be subject to caving, and typical precautions should be expected to be necessary during construction. Difficulties may be encountered excavating in rocky area. Some areas where heavy concentration of rock materials will require special evaluation and consideration. Expansive soils are not expected to be present within the area. Sandy, granular alluvial soils (such as those in the area) often have variable or low densities, and may have a potential for some degree of collapse to occur when they become saturated with water. Post-construction settlements can also occur and cause structural damage if the natural or fill soils are not properly compacted during earthwork construction.

In general, the soils at the site have a high permeability, and therefore are generally poor for the construction of levees, embankments, etc., and are not suited for siting of sanitary landfills without carefully designed and extensive remediation measures. Soil characteristics, potential constraints, and mitigation measures should be evaluated on a case by case basis as part of the site-specific geotechnical engineering investigations for proposed developments within the area. The soils are expected to have a low potential for corrosion of concrete, but may be moderately to highly corrosive to steel in contact with the ground.

Slope Instability

A potential exists for landslides in the area in addition to those produced as secondary seismic events (see Geologic maps). The existing landslides are located within the hilly/mountainous portions of the area. The causative agents and slide mechanisms, etc., for these landslides are not known. Potential slope instability could occur in slopes composed of soil, rock, colluvium, or other natural or man-made material. Slides in soils or similar relative isotropic materials occurs within the mass on some surface which depends on the slope angle, material properties, etc. In rock slopes, failures (slides or falls) occur along pre-existing breaks or "discontinuities" in the rock mass such as bedding planes or foliation surfaces. The geometry of these discontinuities with respect to the slope angle and orientation,

therefore is of prime importance in assessing the stability of rock slopes.

Mud flows/debris flows may constitute a significant hazard in portions of the area surrounded by mountainous terrain. During any period of high rainfall, a potential exists for transport of large sediments, as evidenced by large boulders which are exposed on the surface of alluvial fans near the base of steep slopes and in the mouths of canyons. The danger of mud/debris flows following a fire is often overlooked, however, due to the loss of vegetation to buffer infiltration/erosion potential, this can be a critical case scenario for mud/debris flow hazards. Margins of the foothills are most likely to be affected by this potential hazard.

Any proposed cut and fill slopes or trench walls have the potential for failure if oversteepened or improperly constructed. Granular alluvial soils, such as those in the area, are especially susceptible to ravelling and sloughing.

Policies

- 6.6.1. Soil conditions should be respected in the new development of any area. Buildings and structures should be kept away from faults, slide-prone areas and areas where the soil conditions cannot safely support buildings unless they are designed to meet the specific conditions present in the critical areas.
- 6.6.2. Structures planned within the alluvial portions of the area should be evaluated by the geotechnical consultant for settlement potential. Appropriate removal and recompaction of surface soils in areas to support structures or other means to mitigate potential settlements should be recommended based on the nature of the proposed facilities and the site soil conditions.
- 6.6.3. Slopes should be evaluated on a case by case basis in site-specific, project-specific geotechnical investigations for projects where they are present or proposed. Soil slopes should be analyzed based on soil strength properties and standard soil mechanics methods. Rock slope stability should be determined based on mapping and analysis of discontinuities, evaluation of potential failure modes, and appropriate rock mechanics methods.
- 6.6.4. Development of permanent slopes should be limited to the inclinations permitted by building codes. Stability of soil slopes could be enhanced by compaction of the soils. Drainage should be provided to direct surface water away from the slope faces and slopes should be planted with drought-resistant ground covering vegetation or otherwise protected from erosion. Maintenance of drainage and slope protection measures, etc. will be required to provide continuing stability. Temporary construction excavations should be sloped or braced so as to comply with normal construction safety standards (CalOSHA, etc.). Granular soils exposed in temporary excavations may be moistened to retard ravelling and sloughing.
- 6.6.5. Structures should not be built within hillside areas without detailed study on a project-by-project basis. If any structures are planned to encroach upon areas with slopes greater than 10%, detailed geotechnical investigations should be performed to assess the potential for instability and/or provide design information to stabilize problem areas such that an acceptable level of risk is obtained. Slope stabilization measures, removal of slide-prone materials, or designation of appropriate setbacks may be necessary based on the nature of proposed projects and site characteristics.

- 6.6.6. Development will be prohibited on slopes in excess of 30% to ensure prevention of erosion, run-off and scarring in the hillsides.

SEISMIC SAFETY (see Geologic maps)

A significant hazard in the Coachella Valley is earthquakes, which result from the slippage of structural geologic plates which make up the earth's crust. Hazards associated with these events include faulting, ground rupture and ground shaking.

The Coachella Valley segment of the San Andreas Fault Zone (locally known as the Mission Creek Fault) extends generally from the Desert Hot Springs area southeasterly to the southeast margin of the Salton Sea. The Banning Fault Zone can be identified or inferred over a distance of about 65 miles between the Indio Hills on the east and the San Jacinto Fault (in the San Bernardino area) to the west. The central segment of the fault is generally defined as lying between Calimesa and Whitewater Canyon. The eastern segment of this zone extends from Whitewater Canyon southeastward to the Indio Hills, where it merges with the San Andreas Fault. It was along this segment of the Banning Fault Zone that ground rupture occurred resulting from the July 8, 1986, magnitude 5.9 North Palm Springs earthquake. The San Gorgonio Pass Fault Zone also lies within the area. It extends westward from the Whitewater area to Calimesa. Ground ruptures, occurring as recently as the last 500 to 1,000 years have been documented in this fault zone.

The San Jacinto Fault is considered to be one of the major branches of the San Andreas Fault system, extending from Cajon Pass (in the San Bernardino area) into Mexico. The San Jacinto Fault Zone is considered to be the most seismically active fault zone in southern California. The segment of this zone which lies nearest the area is the Hot Springs - Buck Ridge Fault, which approaches within approximately 6.5 miles of the southern limits of the City.

The Palm Canyon Fault is exposed in the bedrock in the southern portion of the area along the east side of Palm Canyon and has been inferred by several researchers as extending northward beneath the City of Palm Springs under the alluvium. No evidence to date has been presented as to the existence or precise location of the Palm Canyon Fault within the alluvial deposits, or regarding the potential activity of this feature. Other faults included within the area include the Cox Ranch Fault and Whitewater Fault in the northwest, and numerous other discontinuous faults in the Whitewater Hill area. In the northeast, Devers Hill is bounded on the west by a fault, and it is uncertain as to the southern extent of this fault. The locations of both the Garnet Hill and South Pass Faults are shown as inferred, due to the thick covering of recent alluvial deposits, as well as an unnamed fault traversing near

parallel with the South Pas Fault to the southwest. Many discontinuous short faults have been mapped within the vicinity of Murray Hill.

Recent research indicates the following expected seismic parameters:

<u>Fault</u>	<u>Approximate Site Distance</u>	<u>Maximum Credible Earthquake</u>	<u>Maximum Probable Earthquake</u>	<u>Maximum Credible Acceleration</u>	<u>Maximum Probable Acceleration</u>
Banning	0-4.4 miles	M* = 8.0	M = 7.0	1.060-0.782g**	0.624-0.460g
San Andreas	2.4-8.9 miles	M = 8.0	M = 7.25	0.923-0.500g	0.621--.336g
San Jacinto	6.5 miles	M = 7.5	M = 6.25	0.477-0.167g	0.246-0.086g

* = Richter magnitude
g = gravitational constant (acceleration due to gravity)

The State of California has designated areas subject to ground faulting on the California Alquist-Priolo Study Area Map. The Alquist-Priolo study zones are regions of known active and potentially active earthquake faults. Development within any of the Alquist-Priolo study zones requires conducting an on-site geological survey and the preparation of a detailed geotechnical report. This designation corresponds with the occurrence of the Banning Branch of the San Andreas Fault which passes through Edom Hill.

Earthquakes originate as the shock wave generated by movement along an active fault. The primary natural hazards are ground shaking and the potential for ground rupture along the surface trace of the fault. Secondary natural hazards result from the interaction of ground shaking with existing ground instabilities, and include liquefaction, settlement and landslides.

The Palm Springs planning area has numerous fault traces that are a part of the larger San Andreas Fault Zone. Most of the major topographic features within the planning area are a result of fault trace action. The primary concern in land use planning for the study area is determining what influence the numerous fault traces will have on future building structures. Potential problems in the fault zone stem from possible ground rupture, cracking, and differential movement along existing fault traces. Earthquake ground motion will not necessarily be any greater at the fault trace than in any other portion of the planning area; therefore the major concern is not the distance from a trace but that a structure not be constructed astride a known active fault trace. Careful surface and subsurface investigation will be necessary at or near the sites of urban development in order to determine the presence and activity of fault traces. Generally, unoccupied facilities such as parking lots, parks, playing fields, and storage buildings can

be located within the zone without any particular regard to the location of fault traces. Utility installations such as gas lines should cross at right angles, cross only once, be accessible for rapid repair, and be provided with safety features such as automatic shut-off valves and expansion joints.

An assumption commonly made is that distance from the surface trace of an active fault is the best assurance against earthquake damage. However, experience has shown that the intensity of an earthquake is not necessarily highest at the surface trace but, rather, the energy reaching the surface will be nearly the same for considerable distances away from the fault.

The potentially damaging natural events (hazards) discussed above may interact with man-made structures. If the structure is unable to accommodate the natural event, failure will occur. The potential for such failure is termed a structural hazard, and includes not only the structures themselves, but also the potential for damage or injury that could occur as the result of movement of loose or inadequately restrained objects within, on, or adjacent to a structure.

An Earthquake Disaster Plan needs to be maintained which enables the City to be self-sufficient in the weeks following a severe earthquake, such as a magnitude 7.5 event on the San Andreas fault. An Earthquake Disaster Plan should provide for emergency medical facilities, temporary shelter, emergency communications equipment, and emergency water and food supplies. Since a large earthquake could severely affect many cities and hundreds of thousands of people, the efforts of Federal and State emergency services will be severely overextended. It is advisable that Palm Springs be prepared to serve itself and maintain continued functioning of necessary services rather than expecting adequate aid from outside organizations. It is recommended that personal travel be restricted after an earthquake.

The choice of a particular earthquake, for which protection is to be provided, involves a determination of acceptable risk. In general, the risk of occurrence decreases as the magnitude of the potential earthquake increases. Since the cost of providing protection increases as the magnitude of the "design earthquake" is increased, there is a point at which the cost of providing protection becomes prohibitive when considered in the light of the cost involved.

Several particularly significant local seismic events have been recorded in the Palm Springs area, including the magnitude 6.5 event of December 4, 1948, which was epicentered in the foothills of the Little San Bernardino Mountains, approximately 13+ miles northeast of the central portion of the City. This earthquake did not produce any observable surface evidence (i.e. scarps, fissures, ground cracks, etc.), and only localized talus-slides were noted.

This earthquake is believed to have occurred along the Coachella Valley segment of the San Andreas Fault.

The other notable earthquake occurred on July 8, 1986, (the North Palm Springs earthquake), with a magnitude of 5.9. This event produced ground rupture within the area. This ground rupture was generally confined to a 6 mile long segment of the Banning Fault, extending from the west side of Whitewater Canyon east to about one-half mile east of State Highway 62. The fractures in this zone were most abundant in a relatively narrow zone within 300 to 1,000 feet of the trace of the Banning Fault. The epicenter of this earthquake was located approximately 4 miles north of the surface trace of the Banning Fault, with a focal depth of 7 miles (this would correspond with the hypothesis that the Banning Fault dips northward at an approximately 45 degree angle).

[April 1992 Quake]

In addition to the surface ground cracking, numerous landslides were triggered by the strong ground motion. Some other minor ground fracturing (both extensional and compressional in nature) occurred along other fault segments in the area. Fractures were observed along the Garnet Hill Fault at the mouth of Whitewater Canyon and along the Mission Creek Fault where the asphalt along Highway 62 was ruptured.

Critical, Sensitive & High-Occupancy Facilities (including, but not limited to, hospitals, police and fire stations, municipal government centers, linkages, major public utilities and designated emergency centers).

Objective

- 6.7. The continued functioning of essential facilities following a disaster; prevention of loss of life from the failure of critical and sensitive facilities in an earthquake; and prevention of major problems for post-danger response, such as difficult or hazardous evacuations or rescue, large numbers of injuries and major clean-up or decontamination of hazardous materials.
-

Policies

- 6.7.1. Require that earthquake survival and efficient post-disaster functioning be a primary concern in the siting, design and construction standards for essential facilities.
- 6.7.2. Require that proposed Critical, Sensitive and High-Occupancy facilities come under careful standards of seismic review prior to any approvals, and application of the most current professional standards for seismic design.

- 6.7.3. Prohibit the location of new Critical, Sensitive and High-Occupancy facilities within 100 feet of an active or potentially active fault, or require compensating design characteristics where fault identification is not feasible.
- 6.7.4. Require that existing Critical and Sensitive facilities with significant seismic vulnerabilities be upgraded, relocated or phased out as appropriate.
- 6.7.5. Water retaining structures should not be constructed in zones of potential ground rupture, and tanks, dams, and levees should all be properly designed and constructed in accordance with the proper criteria to withstand the potential ground motions at the site.

Hazardous Buildings

Objective

- 6.8. Prevention of the loss of life, serious injuries and major social and economic disruption caused by the collapse of or severe damage to vulnerable buildings in an earthquake.
-

Policies

- 6.8.1. Adopt a program for the orderly and effective upgrading of seismically hazardous buildings in the City for the protection of health and safety. Compliance with SB547 shall include the enactment of an effective program for seismic upgrading of unreinforced masonry buildings within the City. Such program shall include assessment of historical significance.
- 6.8.2. Promote seismic upgrading of older residential and commercial structures as part of community redevelopment and housing rehabilitation programs.

Strong Ground Motion

The potential for ground shaking at the site due to seismic activity in the region is considered to be moderate to severe. The Banning Fault is considered the dominant source of the strong ground accelerations in the area.

Objective

- 6.9. Health and life safety from the adverse effects of strong ground motion through the implementation of effective standards for seismic design of structures in the City, consistent with the state-of-the-art, and reduction of the level of potential property damage from strong ground motion, thereby facilitating rapid physical and economic recovery following an earthquake.
-

Policies

- 6.9.1. Adopt and maintain high standards for seismic performance of buildings through prompt adoption and careful enforcement of the best available standards for seismic design. However, due to the location of the site with respect to the San Andreas and Banning Faults (which have high seismic potentials), ground shaking may exceed the lateral force requirements of the UBC Seismic Zone 4 classification in which the entire area is located. All new Critical structures shall be designed to withstand a maximum credible peak horizontal ground acceleration of 1.06g.
- 6.9.2 Due to the well documented recent landsliding, potential instability of the materials and relation to possible severe ground shaking, structures should not be built within hillside areas without further detailed study on a project-by-project basis. If any structures are planned to encroach upon the hillsides, additional detailed geotechnical investigations should be performed to assess the potential for instability and/or provide design information to stabilize problem areas such that a suitable factor of safety is obtained. Slope stabilization measures, removal of slide-prone materials, or designation of appropriate setbacks may be necessary based on the nature of proposed projects and site characteristics.

Fault Movement

Several fault traces are present within the area. Some of these faults are located within "Alquist-Priolo" Special Studies Zones designated by the State of California. These zones have been delineated with appropriately wide boundaries around fault traces which have been determined to be potentially active or active (showing evidence of movement in the last 11,000 years). Faults for which Special Studies Zones have been delineated include the Banning Fault (and several small branches to the west), San Geronio Pass Fault, and an unnamed fault along the western side of Devers Hill in the northeast portion of the area.

Other faults shown that are not included within a Special Studies Zone have not met the California State Geologist's criteria as "sufficiently active or well-defined" for designation as active or potentially active. It should be recognized that not all faults or potential rupture zones can be identified and they may be poorly defined at the ground surface.

Ground rupture is generally considered most likely to occur along pre-existing faults. Since the existence of active fault-related features and historic ground rupture has been documented within the project area, the possibility of ground rupture on portions of the site is considered high.

Objective

- 6.10. Life safety, substantially reduced damage from fault rupture, and orderly evacuation of building occupants following an earthquake.
-

Policies

- 6.10.1. Promote the collection of relevant data on fault location and history of fault displacement as the basis for future refinement of fault zone policies.
- 6.10.2. Where required, *area plans* shall describe the locations of major and minor fault traces within the area affecting the proposed development. Developers shall submit a seismic report for any property within a specific plan area at the time of development.
- 6.10.3. Development proposals on lands occurring within the Alquist-Priolo Study Zone, as shown on the Environmental Hazards Map, will be accompanied by a detailed geologic report. Evaluation of faulting potentials within the designated Special Studies Zone limits should be performed in compliance with the Alquist-Priolo Special Studies Zone Act. These studies should be conducted in general as outlined in California Division of Mines and Geology Note No. 49.

GEOLOGIC PROBLEMS					
PROBLEM	ACTIVITY CAUSING PROBLEM	DEGREE OF HAZARD OR PROBLEM			
		NONE	SLIGHT	MODERATE	SEVERE
EARTH- QUAKE DAMAGE	FAULT MOVEMENT				X
	LIQUEFACTION	X			
	LANDSLIDES			X	
	DIFFERENTIAL COMPACTION/ SEISMIC SETTLEMENT		X		
	GROUND RUPTURE				X
	GROUND SHAKING				X
	TSUNAMI	X			
	SEICHES	X			
	FLOODING (DAM OR LEVEE FAILURE)		X		
LOSS OF MINERAL RESOURCES	LOSS OF ACCESS				X
	DEPOSITS COVERED BY CHANGED LAND USE				X
	ZONING RESTRICTIONS				X
WASTE DISPOSAL PROBLEMS	CHANGE IN GROUNDWATER LEVEL		X		
	DISPOSAL OF EXCAVATED MATERIAL	X			
	PERCOLATION OF WASTE MATERIAL		X		
SLOPE &/OR FOUNDATION INSTABILITY	LANDSLIDES & MUDFLOWS		X		
	UNSTABLE CUT & FILL SLOPES		X		
	COLLAPSIBLE & EXPANSIVE SOIL		X		
	TRENCH-WALL STABILITY			X	
EROSION, SEDIMEN- TATION, FLOODING	EROSION OF GRADED AREAS			X	
	ALTERATION OF RUNOFF			X	
	UNPROTECTED DRAINAGE WAYS			X	
	INCREASED IMPERVIOUS SURFACES			X	

LAND SUBSIDENCE	EXTRACTION OF GROUND WATER, GAS, OIL, GEOTHERMAL ENERGY		X		
	HYDROCOMPACTION, PEAT OXIDATION	X			
VOLCANIC HAZARDS	LAVA FLOW	X			
	ASH FALL	X			

IMPLEMENTATION PROGRAMS - GEOLOGIC HAZARDS

6c/A. ZONING & BUILDING CODES

1. Zoning regulations should be amended to prevent new Critical, Sensitive & High-Occupancy Facilities from being located within 100 feet of a potentially active fault. No building designed for human occupancy should be constructed within 50 feet of an active fault. Trenching on-site and at accessible off-site locations should be conducted to help determine specific fault location. Where off-site information is unavailable due to existing development, compensating design should be incorporated to reduce the potential for foundation and structural damage arising from secondary ground displacements in the fault zone.
2. Public participation should be sought in the development of hazard mitigation and disaster recovery programs.

6c/B. CRITICAL FACILITIES

1. Existing critical, sensitive & high-occupancy facilities should be reviewed for any significant siting, design or construction problems that would make them vulnerable in an earthquake. The findings shall be incorporated into emergency operations plans as well as addressed in longer-term programs of facilities upgrading or relocation.
2. Essential facilities within any Special Studies Zone should be surveyed for seismic hazards and programs should be developed as appropriate for correction of any significant problems that could jeopardize public health and safety or inhibit effective emergency response.

6c/C. HAZARDOUS BUILDINGS

1. Data on the current inventory of unreinforced masonry buildings should be maintained and updated, including all information required under SB547.
2. A strong, enforceable ordinance for upgrading of unreinforced masonry buildings should be maintained which is tailored to the local conditions in the City of Palm Springs.
3. Strategies and program options should be developed for preservation or replacement of the low- and moderate-income housing currently located in hazardous buildings. Possible strategies include among others: community redevelopment programs; low-interest loans for seismic rehabilitation of residential buildings; preservation of non-conforming zoning rights for in-kind replacement of residential buildings; and relocation assistance for any displaced occupants.
4. Appropriate means of economic relief for commercial buildings that fall under the hazardous buildings program should also be considered, such as: preservation of non-conforming zoning rights for in-kind replacement of commercial buildings, combined with the establishment of parking districts for relief of parking problems that would be perpetuated by the waiver of current parking requirements; and community redevelopment programs for the coordinated upgrading of seismic, economic and general design characteristics of affected commercial areas.

5. A special recognition program for buildings that have been reinforced under the hazardous buildings ordinance should be considered, such as a plaque or certificate that can be displayed on or in the building.
6. Special structural reviews should also be conducted on any multi-story or concrete buildings receiving significant damage in an earthquake prior to their repair or demolition. Structural reviews prior to repair would be the responsibility of the owner; arrangements can be made with the Structural Engineers Association of California or the Earthquake Engineering Research Institute for support in the pre-demolition review of severely damaged buildings.
7. Include the upgrading of unreinforced masonry buildings as a contributing objective of any redevelopment project.
8. Incorporate financial incentives and guidance for the seismic upgrading of older dwellings in any community development or housing rehabilitation program for older neighborhoods, including the possible use of low-interest or tax-exempt loans.

6c/D. BUILDING CODES & REVIEW PROCEDURES

1. The highest and most current professional standards for seismic design shall be used in the design of Critical, Sensitive & High-Occupancy Facilities.
2. All geologic and soils reports submitted to the Department of Building & Safety and the enforcement of the General Plan policies should be reviewed for their adequacy and completeness by an experienced and respected geologist or soils engineer.
3. A central repository should be established in the Department of Planning & Zoning for the collection and compilation of geologic and soils engineering information related to faults and fault zone studies, soils characteristics, susceptibility to landslides, and other data as appropriate. The range of opportunities for collection of new fault-related data should be identified, and a long-term program developed for geologic inspection of all significant excavations in the fault zones. The cooperation of other agencies should be sought to help identify additional opportunities for data collection. This information shall be used to increase the knowledge and insights of City reviewers and applicants alike, in support of hazard mitigation.
4. Within 100 feet of a potentially active fault, fault studies should be required for larger buildings and Sensitive & High-Occupancy uses which could pose greater problems for evacuation in the event that fault rupture damaged the building. Buildings of three stories or more in height or 6,000 square feet or more in foundation area, and special uses such as facilities for the elderly, handicapped or mentally ill should not be exposed to potential fault rupture. For these uses, pre-construction fault studies should be required, to help determine the presence and nature of any fault, and to help in the adaptation of the building design to reduce or avoid potential damage.
5. All construction excavations and trenches of five feet or deeper in mapped fault zones should be inspected by a qualified geologist for any evidence of faulting.
6. All grading plans shall be submitted to and approved by the City of Palm Springs prior to the issuance of building permits. Such grading plans shall be prepared by a registered civil engineer in the State of California and shall conform to Chapter 70 of the Uniform Building Code and provisions of the required detailed soils report (required prior to approval of development plans)

and any geologic reports which may be required by a City building official, and which are also required prior to development plan approval.

- a. To prevent intensive grading of slopes, grading plans shall provide for phasing of the grading and shall demonstrate a balance of cut and fill for each project site.
- b. To prevent internal erosion of finer grained soils between boulders, oversize rocks (over 12 inches in diameter) on development sites shall be removed from the sites altogether, used as ornamentation in landscape areas, or placed in windrows in deep fill areas.
- c. To prevent caving, soils collapse and settlement, including that which is seismically-induced, the following shall be performed: heavy prewatering of soils; removal of buried debris or abandoned facilities; removal and recompaction of potentially collapsible soil layers; and the use of deep foundations (which would bear on non-collapsible soils below).
- d. To prevent the effects of corrosive soils, should a project's soils report indicate high salinity, should utility lines require a better evaluation of service life, or when it is deemed prudent in the judgement of soil engineers or project designers, tests of soil corrosivity shall be performed prior to development plan approval. Where a potential exists for corrosion, appropriate building materials shall be used.
- e. To prevent slope and/or foundation instability or erosion, the following shall be performed: slopes shall be evaluated on a case-by-case basis prior to development plan approval, based on soil strength properties and standard soil mechanics; slopes shall be limited to the inclinations permitted by building codes, or by the required site-specific soils report and/or any site-specific geotechnical report deemed necessary by a City building official; appropriate setbacks shall be provided; slide-prone materials shall be removed; granular soils exposed during temporary excavations shall be moistened to retard ravelling and sloughing; debris basins shall be properly designed and located; and the location of potential mudslides due to loss of vegetation shall be determined.

PUBLIC SAFETY

Police

Police protection is provided by the City of Palm Springs. The Police Department provides response services, criminal investigation services, traffic enforcement and preventive patrol. Many private, gated development projects have private internal security for their residents; however, the Police Department provides all law enforcement services within these projects. Crime rates in the City are moderate, with property crimes far exceeding violent crimes. The Police Department is a mutual aid agency and in the event of a major incident which exceeds City resources, additional law enforcement personnel may be obtained from other jurisdictions. During recent years Palm Springs has contracted with the Riverside County Sheriff's Department and the California Highway Patrol for supplemental personnel.

The Police Department has one station located near the intersection of Tahquitz Canyon Way and Civic Drive, in the Civic Center. There are 84 sworn officers and 47 non-sworn personnel employed by the City of Palm Springs. The desired ratio of officers to population is based upon the number of annual calls received by the department. Using a population of 40,181 within the City and approximately 40,000 calls received in 1990, the ratio would be 1.02:1.00. Approximately one percent of the officers staff time is devoted to community service.

The department has two divisions: Operations (which includes Traffic, Patrol and Communications) and Services (which includes Detectives, Jail, Records and Animal Control). Among the services also provided by the Police Department is an aggressive code enforcement program that primarily deals with abandoned vehicles.

The desired response time for emergency calls is six minutes and twenty minutes for non-emergency calls. The Police Department desires to have 90% of its emergency calls responded to within six minutes; about 85% are currently responded to within the six-minute response period. Ninety percent of the non-emergency calls should be responded to within the 20-minute response period; the current rate is 81%.

The Palm Springs Police Department has a mutual aid agreement with the Riverside County Sheriff's Department, who in turn has a mutual aid agreement with Imperial, Orange, and San Diego Counties. The Palm Springs and Cathedral City Police Departments also respond to calls in each others jurisdictions; however, there is no contractual agreement between the two departments for the provision of such services.

There are currently six patrol beats (geographical patrol areas) serving the City and the southern portion of the existing sphere of influence. The additional area covered by the northern portion of the sphere of influence would require two new beats. The Palm Springs Police Department has indicated that there may be the need for a "satellite field office", possibly in conjunction with a future fire station, within the study area, probably in the vicinity of Indian Avenue and I-10. The seven officers needed to staff the project area would be assigned from the existing Police facility.

The Police Department has identified a few concerns regarding the future annexation of portions of the study area. These concerns include the following: 4-wheel drive and/or all-terrain vehicles would definitely be needed for patrol operations in the blowsand area (around the windfarms); the I-10 Rest Stop would need to be patrolled even though the Highway Patrol retains ultimate authority; the City would become responsible for patrol of State Routes 62 and 111; the City would be primarily responsible for the potentially illicit uses in the area; there are numerous code enforcement problems in the area that would need attention; one additional animal control officer and a vehicle would be needed to serve the area.

Communications was also cited as a concern, but it should be noted that this issue exists regardless of jurisdiction. Specifically, radio communication may be difficult in the northernmost portions of the study area and in protected cove areas such as Snow Creek.

Fire

To provide adequate fire protection, the Fire Department of the City of Palm Springs, primarily a structure-oriented protective force, has entered into various automatic aide and cooperative agreements with the following agencies:

- ** California Department of Forestry (6/26/78)
- ** Riverside County Fire Department (9/6/78)
- ** Bureau of Land Management (10/21/87)
- ** Bureau of Indian Affairs (10/27/87)
- ** United States Forest Service (3/29/84)
- ** Cathedral City Fire Department (4/6/88)

When a fire or other emergency incident occurs within the City of Palm Springs, the city fire department is the first responder. If the fire or other emergency incident is beyond the capability of the city fire department to control or extinguish, other agencies with which the city has developed automatic aid, mutual aid or cooperative agreements will be called on to provide the necessary additional resources to control emergency incidents or extinguish the fire.

This program provides the necessary organization and administrative functions for the coordination of the various agencies involved. Mutual assistance allows an efficient utilization of both personnel and equipment and eliminate costly overlaps in service. In this manner, the equipment and expertise of the different agencies complement each other and provide an improved degree of protection for a smaller overall cost.

Fire protection and life safety services are provided by the Palm Springs Fire Department operating out of five fire stations; their location and assigned equipment is as follows:

<u>Station</u>	<u>Equipment</u>
#1 277 N. Indian Ave.	1 Beck Tele-Squirt 1 Squad 1 4-Wheel drive Bush Attach Unit
#2 300 N. El Cielo Rd.	1 LaFrance - Quint 1 Beck Engine 3 P-19 Air Crash/Rescue 1 Command Vehicle B/C 1 Fire Inspection Sedan 1 Utility Pickup
#3 590 E. Racquet Club	1 Grumman Engine 1 Attack Mini-Pumper 1 Ambulance Private Carrier
#4 1300 La Verne Dr.	1 Beck Engine 1 Attack Mini-Pumper
#5 5800 Bolero Rd.	1 Emergency One Engine
Reserve Units	1 Crown Tele-Squirt 1 Seagrave 11,750 Gallon Tanker

The services provided include airport fire protection; basic life support emergency medical response (BLS); fire and life safety code enforcement; hazardous materials administration and control and fire and life safety public education. Advanced life support (ALS) or paramedic services are provided by Springs Ambulance to the developed portions of the city within an average response time of five minutes. This response time is well within state and national response time standards.

There are a total of 14 on-duty firefighting personnel available during each 24-hour period. In addition, there are three aircraft rescue firefighting (ARFF) personnel responsible only for airport protection, and staff for the Fire Administration Division and the Fire Prevention Division.

Each of the fire stations identified above presently serve the existing and/or proposed sphere of influence areas through mutual aid agreements. However, in most cases, the response times to these areas are excessive. Therefore, fire suppression and EMS operations in these areas may be significantly impacted.

Maximum acceptable fire response time has been set at five minutes by the Palm Springs Fire Department. All structures built beyond the five minute response area for each station are required to install automatic fire sprinklers and other built-in fire protection equipment, as deemed appropriate by the Fire Department.

The City Fire Department uses a system of five alarms (first through fifth alarm) to identify the level of resources needed to handle a specific emergency incident and to allow an orderly, incremental build-up of these resources as the situation may require. A "first alarm" response could involve any combination of three of the City's five-engine companies and one squads, depending on the proximity of the companies to the incident. In addition, the shift battalion chief and the shift fire inspector would respond as required. Typically, first alarm classifications are for structural fires, however, the Department, along with the USFS, CDF, RCFD and BLM has also developed a modified alarm classification operating procedures (SOP) for wildland fire operations. The City Fire Department has also developed SOP's for medical emergencies. A second through fifth alarm requires the recall of off-duty firefighters and requests for mutual aid.

In 1990, a total of 4,587 incidents were reported to the Palm Springs Fire Department. These included 267 calls for fires, 2,584 calls related to first aid and 1,736 other calls. The Department responds to an average of 12 emergency calls per 24-hour shift. At this time, the Department can handle this level of emergency calls for service and also complete the on-emergency activities such as training, fire prevention inspections, public education and fire station apparatus and equipment maintenance.

While the City's overall fire risk is relatively low, several factors exist in the City which would increase this risk. These factors are:

- ** The older, non-sprinklered structures in the city's central business district.
- ** The two-man engine companies and the lack of staffing for the department's truck company.
- ** The vast majority of the city's single family detached housing is non-sprinklered.
- ** Increased development in the city's canyon and hillside areas will increase the urban/wildland interface impact and the need for more protection from wildland fires.
- ** There are still areas of the city that are served by older, smaller diameter water mains.

** New development in the outlying portions of the planning areas will require new fire protection facilities.

The Fire Department's own study of service calls indicated that in 20 years between 1971 and 1991, the city's population has doubled and the calls for emergency fire department services have increased by more than 300%. Over the next 10 years, Palm Springs' permanent population is projected to grow to 60,000 (CVAG study of 1990). Over the next 20 years, 1990-2010, Palm Springs' population is expected to grow to 75,000 (CVAG Study of 1990). It is believed that the increase of calls for department services will continue to proportionally increase to the population, and that this projection is very conservative.

The ability to handle the increased calls for service that this growth would incur is made more difficult by the present two-man engine company staffing. Currently two engine companies often have to be sent to an alarm that could be handled by a single 3-man engine company. As the response times become longer due to travel distance and the increased calls for service, the number of fire stations and firefighters must increase proportionally.

Fire protection involves people and the structural environment. As either increases or decreases, the fire protection problem of the community is affected to one degree or another. There is, whether specifically defined or not, some level of risk and loss that is accepted by a community. In our society as long as there are people and burnable things, there will be fire and loss of life and property. Although an admirable goal, it is unrealistic to expect to stop all fire waste; thus, the acceptable risk/loss theory evolves.

With the advance of the state-of-the-art of built-in fire protection and suppression equipment communities are beginning to have some choices and may now be in a position to begin to "manage their fire losses". That is, a community can define that level of service it will provide through tax support and that level of built-in protection to be provided by the private sector, the combination of which provides an acceptable level of loss/risk for that community.

In theory then, a community could elect to maintain minimal fire combat forces (tax supported) and build into the community necessary fire protection to manage the fire loss; or a community may elect to provide a strong fire combat force and minimal built-in protection. Whatever the balance decided by the community, the long range results will directly affect life and property losses.

The extreme desert environment restricts the accumulation of natural plant materials, but there are areas where fire hazards do exist. Vegetation generally occurs sparsely on the valley floor and mountains due to harsh climatological extremes and lack of water.

In the canyons and coves where there exists a water source, as in the Tahquitz Canyon, numerous indigenous plant materials flourish. In these areas, at times throughout the year, there exist extreme fire hazards. Development should be restricted in these areas and, where necessary, recreational uses should be kept to a minimum. Also, there exists another fire hazard, which includes the numerous plant materials man uses to garnish his developments. These plant materials are also subject to fire. Their selection and maintenance should be carefully controlled by development standards.

Fire in the hilly areas south and west of Palm Springs have occurred with some regularity. Many of these fires have occurred in isolated areas and have not been significant threats to life and property. However, as development extends into the city's southern areas and as annexation increases the size of the area, the potential for wildland fires will increase significantly. This increase risk will best be met through a comprehensive and professional development review process, a strong and effective code enforcement program, a community-wide public education program, a continuing program of automatic and mutual aid and cooperative agreements and a spirit of cooperation between the developer, the citizens and the city fire department.

The risk of wide-spread fire in the populated valley floor is negligible. The hillside areas to the south and west comprise these additional risk categories - low, medium, and high, based upon four determinants (1) human proximity, (2) vegetative cover, (3) slope, and (4) access. The risk areas are presented below:

High Fire Risk

Human proximity: often lying to the west of developed areas
Vegetative cover: chamise chaparral or dense sage scrub
Slope: steep to very steep (40%+)
Access: limited; development not permitted

Medium Fire Risk

Human proximity: ranging from areas fronting developments to back-country
Vegetative cover: sage scrub, less developed chamise
Slope: moderate (20-40%)
Access: somewhat limited; development restricted

Low Fire Risk

Human Proximity: vicinity of developed areas
Vegetative cover: grassland, lesser-developed sage scrub
Slope: level to gentle (0-20%)
Access: available; development permitted with minimum street requirements in hillside areas (in excess of 10% slope)

No Fire Risk (Nil)

Human proximity: developed areas

Vegetative cover: cultivated and urban

Slope: flat

Access: available; development permitted with full standard street improvements

Objective

- 6.11. Quality service levels of law enforcement and fire protection at a reasonable cost to Palm Springs citizens, workers and visitors.
-

Policies

- 6.11.1. Provide quality police and fire protection to residents of, and visitors to, the City.
- 6.11.2. Cooperate with Cathedral City, Riverside County and the State of California, and the various federal agencies to provide cooperative police and fire assistance in emergency situations.
- 6.11.6. Provide safe fire-fighting facilities of adequate size and at the best locations to provide the best service at the least cost, and to provide for a five-minute response time. New urban development should occur only where necessary emergency services can be provided with an acceptable response time (5 minutes for fire/6 minutes for police) unless otherwise mitigated (e.g. sprinklers).
- 6.11.4. The fire and police departments, in their review of new development proposals, will be encouraged to evaluate the project plans and comment on their ability to provide proper protection. This will include, but is not limited to, internal circulation systems, project directories, street names and numbering systems. New development should not result in a reduction of law enforcement or fire protection services below acceptable levels.
- 6.11.5. New developments shall provide ease of access for all emergency vehicles. Minimum street widths shall comply with Section 7. All structures shall maintain a minimum five-foot clearance.
- 6.11.7. The Fire Department should continue to regulate and enforce the installation of fire protection water system standards for all new construction projects built within the city. Standards shall include the installation of fire hydrants providing adequate fire flow (per Insurance Services Office Standards), fire sprinkler systems and wet and dry on-site standpipe systems.
- 6.11.8. The Fire Department should develop an on-going fire protection water system program which will provide adequate water supply for fire-fighting purposes within the city. The program shall be comprised of a maintenance program of existing fire hydrants, the upgrading of specified existing deficient fire flow areas of the city and the orderly installation of adequate fire flow for new construction development within the city.
- 6.11.9. The Fire Department should act as "emergency medical systems" coordinator and make recommendations to the City Council for programs to minimize loss of life and suffering of citizens and visitors through application of medical emergency assistance measures.

- 6.11.10. The Fire Department shall strive to maintain fire losses at a dollar level not to exceed the 10-year annual fire loss average adjusted by inflation.
- 6.11.11. The City should attain and maintain class 3 status. This would result in sizeable insurance premium savings for commercial buildings.

Objective

- 6.12. Existing and new development which addresses fire and police protection in a pro-active and preventative way.
-

Policies

- 6.12.1. Maximize neighborhood surveillance opportunities by the siting and design of structures within new development. Promote the use of defensible space concepts (site and building lighting, visual observation of open spaces, secured areas, etc.) or high security designs in project planning to enhance public safety.
- 6.12.2. Require all new commercial and multiple-unit residential development to install fire protection systems and encourage the use of automatic sprinkler systems.
- 6.12.3. Consider the appropriateness and feasibility of requiring all new and existing development to install fire protection systems comprised on one or more of the following components: sprinkler systems, fire hydrant systems, standpipe systems, fire alarm systems, portable fire extinguishers, smoke and heat ventilators, smoke removal systems and other fire protective or extinguishing systems.
- 6.12.4. Require that all new buildings incorporate adequate egress systems into project design and encourage existing structures to upgrade existing exit systems.
- 6.12.5. Promote public education about fire safety at home, in the schools, and in the work place.
- 6.12.6. Enhance public awareness and participation in crime prevention; encourage and promote the Neighborhood Watch Program. Develop new and expand existing educational programs dealing with personal safety awareness, such as neighborhood watch and commercial association watch/protection programs.
- 6.12.7. Standards shall be enforced for street addressing, naming and lighting in order to facilitate and improve emergency response times. Disconnected street sections should be given different names. All necessary steps shall be taken to eliminate similar-sounding street names and to provide different names for existing same-named disconnected street sections. All structures and places of business shall display visible addresses.
- 6.12.8. The Fire Department should develop requirements for existing and future development that occurs in areas designated as "Conservation" areas. These requirements include, but are not limited to the use of non-combustible (Class A) roofing materials, thermal pane or safety glass for glazing purposes and drought- and fire-resistant landscaping. Due to the fire hazard potential of hilly areas with slopes of 10% or greater, access problems, lack of water and excessive dry brush, special on-site fire protection measures shall be specified during project review.

6.12.9. Industrial facilities that involve the use and storage of excessive amounts of hazardous or explosive materials should be prohibited. Potentially hazardous materials associated with the health and life-saving function of medical facilities should be reviewed and regulated by the appropriate agencies.

6.12.10. Fire and life safety inspections should be regularly conducted on the following basis:

- (a) Inspect all public assembly, commercial, industrial and apartment house facilities annually;
- (b) Inspect public assembly facilities periodically during evening hours to assure overcrowding does not occur, and that exiting is maintained.

6.12.11. Developers of property on or abutting hillsides shall implement, with consultation and approval from the City Fire Dept., a safety buffer zone between natural open space and planned development to lessen the fire hazard potential in these areas.

Objective

6.13. Public safety services which are provided in a manner which reflects and is sensitive to the characteristics and needs of Palm Springs' resident population, business persons and visitors.

Policies

6.13.1. Continue to coordinate the provision of police and fire services with all public safety service providers monitoring their adequacy and responsiveness to community needs.

6.13.2. Encourage, facilitate and participate in, where appropriate, the establishment of methods of communication between the public safety service providers and Palm Springs residents to discuss and resolve issues of responsiveness and sensitivity which may arise.

6.13.3. Encourage, facilitate and participate in, where appropriate, the continued conduct of programs for the training of police and fire personnel to be responsive and sensitive to the needs of all of Palm Springs' residents while maintaining a high level of service and protection.

6.13.4. The Fire Department should develop a more comprehensive volunteer program. There is a significant amount of non-emergency work from which the department could benefit.

6.13.5. The Fire Department should develop more public/private partnerships. This development in the area of training, purchasing and maintenance offer many opportunities not only for economy-of-scale operating costs, but also an enhanced operational environment for both the public and private sectors.

6.13.6. The Fire Department should certify 500 Palm Springs citizens in C.P.R. techniques annually.

RELATIONSHIP OF LAND USE TO PUBLIC SAFETY

Objective

- 6.14. A pattern, scale and design of land uses which promotes individual safety.
-

Policies

- 6.14.1. Require that land uses provide lighting, screening and other elements pertinent to the type of use which provide safety to users of the site and ensure no adverse impacts on adjacent properties.
- 6.14.2. Encourage the use of "defensible space" concepts in building and site design to promote individual safety of site users.
- 6.14.3. Require that entertainment, drinking establishments and other uses characterized by high activity levels provide adequate safety measures to prevent "spill-over" impacts on adjacent properties.
- 6.14.4. Assure that all buildings, new and old, are safe for people and businesses to occupy.
- 6.14.5. Lots located along thoroughfares should be designed to allow for adequate buffering from noise and air pollution.

Objective

- 6.15. Minimized risks associated with major utility, transportation or energy corridors or facilities, especially any gas leakage and exposure. (See Risk of Upset map)
-

Policies

- 6.15.1. Pipelines for the transmission of natural gas shall not be vented under aircraft corridors.
- 6.15.2. Major utility corridors should be developed only with non-structural or open space uses such as streets, parking lots, greenbelts, parks and golf courses, providing an environment which will give unrestricted access to the utility facilities and which will provide buffers to habitable structures. No structure should be built within ten (10) feet of a major utility or rail easement. No residence should be built within one hundred (100) feet of a major utility or rail easement.
- 6.15.3. The former dump site at Gene Autry Tr./Ramon Rd. should be reclaimed, for uses as shown on the Land Use Map, with particular attention to mitigating hazards due to natural gas accumulation and possible hazardous material presence.
- 6.15.4. No wind energy conversion system (WECS) should be built such that any residence falls within the 50 dB noise contour produced by such WECS to mitigate any noise or safety hazard associated with such systems.



Risk of Upset *

* All utility line locations are approximate.

PALM SPRINGS GENERAL PLAN

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- 6.15.5. Maintain an inventory of all sub-surface gasoline tanks in the City.
- 6.15.6. Cooperate with the State and gasoline station owners and operators in monitoring the condition of sub-surface gasoline tanks, tracking leaks which may occur and requiring the prompt removal of hazardous tanks.
- 6.15.7. All proposed projects which include habitable structures within 660 feet of the junction of a natural gas transmission line and an active earthquake fault shall prepare and submit for approval to the City a report identifying the zone within which persons or structures would be exposed to the hazards associated with a rupture of the pipeline. No habitable structures or places where people congregate may be located within these zones.
- 6.15.8. New residential units, and areas where people congregate such as schools and parks, shall be set back the following distances from the edges of transmission rights-of-way: 150 feet for 220-230 kV lines; and 250 feet for 345 kV lines. These standards shall be reviewed and revised as more data on the health effects of electromagnetic fields become available.

Objective

- 6.16. Safety of the public from toxic or hazardous materials.
-

Policies

- 6.16.1. Encourage the development and utilization of innovative and safe technologies for the handling and disposal of hazardous and toxic materials and to discourage their disposal in landfills.
- 6.16.2. Regulate the use of herbicides, pesticides and other hazardous chemical associated with the maintenance of landscaped areas in the City.
- 6.16.3. Prohibit the transport of hazardous waste materials through the City except along Interstate Route 10 and the Southern Pacific Railroad.
- 6.16.4. All septic tanks, upon completion of their use, shall be properly removed from service.
- 6.16.5. Desert Hospital, and its related facilities, shall continue to comply with regulations, standards and guidelines established by the Environmental Protection Agency, the State of California, the County of Riverside and the City of Palm Springs relating to the handling, storage, use, transport and disposal of hazardous waste.
- 6.16.6. Provide for the monitoring of toxic or potentially toxic businesses to prevent contamination of sewage water.
- 6.16.7. Encourage the reduction in the use and disposal of toxic materials by businesses in the City and limit the introduction of new uses which require significant disposal of such materials.
- 6.16.8. Encourage the develop toxic collection and/or recycling centers for the safe disposal of toxic materials, both from residential and commercial sources.

6.16.9. The City shall adopt the County Hazardous Waste Management Plan. The City shall participate in the development of such plan to ensure the protection of the residents of Palm Springs, the structural stability of hazardous waste facilities, the protection of groundwater and air quality, the protection of environmentally sensitive areas and the safe transportation of hazardous waste.

6.16.10. Prior to approval of any project utilizing substantial quantities of hazardous substances, an analysis of the project's potential environmental impacts shall be prepared and submitted to the City for approval.

6.16.11. Prior to tentative map approval for any project within 1/4 mile of the abandoned sanitary landfill at the corner of Gene Autry Tr. and Ramon Rd., a soils report which identifies contaminants shall be submitted to the City. Should the report identify amounts of these substances which could threaten human health, project approval shall be made contingent upon implementation of measures to reduce the contaminants to levels which do not threaten public health.

IMPLEMENTATION PROGRAMS - PUBLIC SAFETY

6d/1. Periodically review public safety services regarding:

- a. correlation of revenue expenditures, numbers of personnel, facilities, and prevention programs with their effectiveness in responding to and reducing rates of fire and crime; and
- b. appropriateness of activities with resident and business person concerns as measured by complaints.

Deficiencies and problems should be reviewed with the appropriate department and corrective measures should be identified.

6d/2. Incorporate the following in the City's design review process of proposed development projects:

- a. an assessment of the impacts of new development on the level of police and fire services provided to the community; and
- b. an analysis of site plan layout in terms of defensible space.

6d/3. Incorporate in the Zoning Ordinance required setbacks from major utility corridors.

6d/4. Continue to support existing and expanded Neighborhood Watch programs. Establish a structure for a similar program for commercial areas of the City. This may be effectuated through the Chamber of Commerce or other organizations. Neighborhood Watch Groups may be used for crime prevention and other community purposes.

6d/5. Conduct periodic meetings with the public safety service providers to review complaints of inadequate, inappropriate, or insensitive responsiveness. Identify the contributing factors and circumstances and identify and implement programs which can lessen or mitigate any identified problem areas. Such may include public education regarding the City laws, personnel sensitivity training, community workshops between Police and Fire personnel and the community, and other techniques.

6d/6. Support and provide input, where appropriate, to the conduct of programs by the public safety service providers to train their personnel regarding the needs and sensitivities of Palm Springs residents. These programs should be periodically reviewed for their effectiveness.

6d/7. Periodically review the appropriateness of establishing a public safety commission whose responsibility would be to facilitate communication between public safety providers and Palm Springs residents.

6d/8. Consider formulating and implementing a fire safety and emergency evacuation program for high-rise structures in collaboration with the Fire Department. Such should include zoning and building code requirements for the use of sprinklers, smoke alarms, emergency evacuation stairways and other routes, fire-resistant building materials, architectural design elements which do not obstruct or hinder emergency access, and other pertinent components.

6d/9. Solicit state and federal funds to support the City's public safety programs as such revenues are available.

6d/10. The city shall maintain a record of sub-surface gasoline tanks which exist. As new tanks are constructed or older tanks are removed, they shall be indicated in this inventory. The city shall maintain lines of communication with the State to monitor conditions and leakage of gasoline tanks. When leakage occurs, the City shall cooperate with the State in effectuating remedial actions, including the removal of hazardous tanks. The City shall require removal of all underground gasoline tanks on re-use of a site for another commercial activity.

- 6d/11. Prior to grading permit issuance, grading plans shall be required for any excavations within natural gas transmission line easements. These plans shall be approved by the City and SCG.
- 6d/12. The City shall request that SCG mail, on a bi-annual basis, literature to all residents and businesses in the planning area explaining the potential for gas leaks and the warning signs of habituation to Thiophene odor.
- 6d/13. The users of hazardous substances shall comply with existing laws governing the transportation, handling, storage and disposal of these substances and shall notify the Riverside County Health Dept. and the City Fire Dept. annually in writing concerning the types, location, quantities and procedures for handling of these substances during an accident.
- 6d/14. The Fire Dept. shall keep its staff current regarding training of personnel and provision of equipment to handle hazardous materials spills.

Fire

- 6d/15. Continue to participate in the Coachella Valley Mutual Aid Agreement for the provision of emergency fire protection services. Cooperative/joint powers agreements are also possible in the areas of training, dispatching, disaster preparedness, public education and code enforcement.
- 6d/16. A study should be considered to identify the types of systems which can be installed in existing commercial and multi-family residential buildings where automatic sprinkler and other fire protection systems do not exist and evaluate their feasibility for implementation. This study should be coordinated with the Fire Department, building mechanical engineers, other local cities and other pertinent agencies. The Fire Department shall join with other Coachella Valley fire departments in implementing ordinances that require all new structures to have installed automatic fire extinguishing sprinkler systems.
- 6d/17. The City Council should maintain and update, as necessary, the Community Fire Protection Master Plan. The plan shall include a fire station location plan which provides for a response level of service of five minutes. All structures built beyond that response time shall be required to build in automatic fire suppression systems (low cost systems for residential).
- 6d/18. The Fire Prevention officers who have received state required training shall have the power to cite for severe fire safety violations.
- 6d/19. The Fire Department shall continue to review new street names with the Building Division to give continuity to existing streets and to eliminate similarly named streets which could cause confusion. The Fire Department shall inspect for address visibility.
- 6d/20. Investigators shall be provided on-going training in fire cause and arson prosecution. Trained investigators shall be given the authority of peace officers when performing their duties as fire investigators.
- 6d/21. Upon sale of single family dwellings, an inspection shall be required to ensure that required smoke detectors are installed and operational.
- 6d/22. All hotels containing 100 or more sleeping rooms shall be urged to provide emergency first aid and small fire control training for security and maintenance personnel. Time-shares and hotels without in-house support staff shall be exempted.
- 6d/23. All restaurants and public assemblage occupancies that require fire safety inspections by the Fire Department under State Fire Marshal's Rules and Regulations shall be inspected periodically. An

appropriate fee schedule shall be developed to reflect inspection costs and the inspected facilities shall pay appropriate fees to the city.

- 6d/24. The Fire Department should develop capability to place 40-50 trained and equipped firefighters on scenes of major fires within 30 minutes of receipt of alarm, through the development of a reserve force, off duty recall of firefighting personnel, volunteers and mutual aid.
- 6d/25. The City shall urge owners and managers of hotels and restaurants to maintain a number of certified C.P.R. employees on their staff.
- 6d/26. Fire Station #1 should be relocated possibly to the area of Amado Road and Calle Encilia. New stations are planned for Gene Autry Trail, east of the airport, and for South Palm Canyon Drive, near Acanto Way. Other new station sites in Palm Hills and in proposed annexation areas will be selected when and if development occurs to the degree that cooperative/mutual aid types of service are no longer appropriate.
- 6d/27. All new construction shall be required to use non-combustible roofing materials.
- 6d/28. Fire Department suppression personnel training should be upgraded from current Emergency Medical Technician I (EMT) to Emergency Medical Technician-Defibrillator (EMT-D).
- 6d/29. The Fire Department shall strive to certify 500 Palm Springs citizens in C.P.R. annually.
- 6d/30. Support brush removal programs in developed areas to minimize fire risk.
- 6d/31. Clear and maintain fire breaks along a north-south front from Mesquite Flat to Potrero Spring while respecting the Big Horn Sheep habitat.
- 6d/32. Utilize signs and other media to warn motorists of hazardous fire areas fronting highways.
- 6d/33. The City of Palm Springs should consider establishment of Mello-Roos type districts for the construction, operation and maintenance of fire protection facilities in those areas outside the current 5-minute response time area.
- 6d/34. The Fire Department should investigate the cause of all fires which occur within the city. Accidental fire causes will be analyzed to prevent further reoccurrences on the affected premises as well as other occupancies found to have similar fire hazard potential. All fires determined to be of arson or incendiary origin shall be further investigated for suspects and possible felony prosecution of state arson statutes.
- 6d/35. The Fire Department should investigate the use of civilians in delivering fire department services. The use of civilians in certain areas of service delivery would reduce the cost of providing these services without reducing the level of service. Code enforcement and airport fire protection are two potential areas.
- 6d/36. Inspect annually all existing fire hydrants and correct all maintenance problems found. Flow tests will be conducted as required.
- 6d/37. The Fire Department shall establish a fee for the following existing or potential service programs:
 - o Fire inspections
 - o Fire protection systems certification
 - o Emergency medical services (EMT level)
 - o Fire suppression services (salvage; fires caused by code violations)
 - o Standby fees for non-sprinklered buildings

6d/38. High priority programs:

- o Require the installation of sprinkler systems in all new residential and commercial structures.
- o Develop programs to improve volunteer participation rates.
- o Implement an automatic defibrillation program on fire companies.

Medium priority programs:

- o Undertake joint station planning
- o Develop a plan for improving hazardous materials response capabilities.
- o Explore the costs and benefits of a multi-jurisdictional public safety dispatch center.
- o Establish a multi-jurisdictional emergency operations committee.
- o Implement a joint purchasing program for apparatus and equipment.

Low priority programs:

- o Monitor peak seasonal workload levels to plan service needs.

HEALTH CARE

The City and its planning area is served by two major hospitals: Desert Hospital in Palm Springs and Eisenhower Medical Center in Rancho Mirage. Nine skilled nursing (expended care) facilities also serve the area.

Desert Hospital is licensed to have 354 beds. It currently operates at 70 percent capacity during the peak season and at 58 percent during the non-peak season. Twenty-four hour Emergency and Trauma Center Facilities are available with at least one full-time physician on duty. The Trauma Center is the only one of its kind between Loma Linda University Hospital and Phoenix, Arizona. The hospital has plans for expansion and, over the next ten years, plans to increase its provision of out-patient services.

Eisenhower Medical Center (EMC) in nearby Rancho Mirage operates 239 licensed beds, of which at least 15 are in Intensive Care. The hospital operates at an average 80 percent capacity. EMC has plans for expansion of its facilities including increasing the size of its emergency room facilities and development of a trauma center.

There are nine skilled nursing (extended care) facilities serving the Coachella Valley. The Betty Ford Center on the EMC campus operates 80 beds for treating chemical dependency. The Coachella Valley Care Convalescent Hospital in Palm Springs contains 99 beds, of which 24 are licensed skilled nursing beds. The Angel View Crippled Children's Foundation, Inc. in Desert Hot Springs operates 52 beds. The California Nursing and Rehabilitation Center of Palm Springs contains 80 licensed skilled nursing beds. Palm Springs Healthcare operates 99 beds, of which 22 are licensed skilled nursing beds. New Age Care in Palm Springs contains six licensed skilled nursing beds. Desert Palms Convalescent Hospital in Indio contains 68 beds which are used both as general nursing and licensed skilled nursing beds. Mul-Care Desert Convalescent Hospital in Indio operates 64 licensed skilled nursing/general nursing beds.

Paramedic services for both the City of Palm Springs and its planning area are provided by Springs Ambulance Service, Inc. Springs Ambulance Service currently has one ambulance in Desert Hot Springs north of the area, one ambulance at Station #3 in Palm Springs, and two ambulances operating out of the Springs Ambulance Services' main facility located at Williams and Ramon Roads in Palm Springs. Personnel at Springs Ambulance is currently made up of paramedics and emergency medical technicians (EMT). However, Springs Ambulance Service anticipates that within the next ten years there will be a movement throughout the industry calling for a higher degree of expertise within the field, away from staff used solely as paramedics and towards staff that will essentially

function in a critical care nursing role in order to sustain patients during transport to the hospital.

The industry standard for the average ratio of transports per day (as regulated by the Riverside County Local Emergency Medical Services Agency) is one transport per 1,000 population. The acceptable response time (industry standard) is the ability to respond to a call within ten minutes, 90 percent of the time, in incorporated areas, and within twenty minutes, not less than 90 percent of the time, in unincorporated areas. Springs Ambulance currently meets the response times.

Objective

- 6.17. Maintain a quality health care environment for the residents and visitors of Palm Springs.
-

Policies

- 6.17.1. Coordinate with Desert Hospital and other medical service providers to assure quality health care facilities and services to meet the needs of the City's residents and visitors.
- 6.17.2. Develop specific development standards and guidelines regulating the siting and location of medical and health care facilities.
- 6.17.3. Hospitals and convalescent facilities shall be regarded as sensitive land uses and should be located in areas not subject to excessive noise levels unless the impacts can be mitigated to acceptable levels.

EMERGENCY PREPAREDNESS

The Coachella Valley is subject to significant environmental and man-made hazards which constitute serious threats to life and property. The Valley's substantial potential for earthquakes and flooding are natural occurrences which cannot be prevented. However, the magnitude of the effect of natural disasters on life and property can be addressed and a coherent response to such disasters prepared. The goal is to have a realistic assessment of the potential for disaster and plans for recovery after a disaster has occurred. Due to the large number of public, quasi-public, and private agencies involved in emergency preparedness planning and their differing areas of responsibility, cooperation and coordination between agencies is essential.

The way in which local government responds to an emergency situation is essential to the recovery of a community. The loss of life and damage to property as a result of a disaster can be greatly compounded if emergencies are not handled correctly and decisions are not made in proper sequence.

Disaster preparedness operations occur whenever local government must respond to any extraordinary emergencies, such as earthquakes, flooding or other natural disasters, major explosions or accidents, or contamination of toxic chemicals; or unusual peacetime emergencies such as civil disorder. It is the need for coordinated emergency operation involving all governmental and non-governmental groups with the capacity to minimize the loss of lives or property damages that distinguishes extraordinary emergencies from everyday emergencies faced by local police and fire or hospitals and doctors.

Communications is the critical element in any emergency response capability and must be maintained even in the event of wide ranging disastrous events. Cities, emergency and safety agencies, water districts, utilities, and other involved private agencies must be able to remain in contact in order to coordinate the provision of supplies and personnel. To this end, it is imperative that regular and effective on-going organizational meetings be held in order to assure the efficient and responsive provision of emergency services and supplies.

The development of a carefully conceived emergency preparedness plan includes a disaster operations plan which sets forth the organization and administration of disaster response efforts such as debris removal, evacuation and emergency communications, law enforcement, fire protection and rescue, the provision of health care and for emergency shelter, allocation of emergency food and medical supplies, and the maintenance and restoration of critical services including transportation, water and sewage, electricity, natural gas and telephone service. The Riverside County Office of

Disaster Preparedness is responsible for the coordination of the various agencies in the event of an emergency.

Objective

- 6.18. Effective response in a disaster, for life-saving and the curtailment of property damage and social dislocation; emergency preparedness through community education and self-help programs; and prevention of serious damage and injuries through effective hazard mitigation.
-

Policies

- 6.18.1. Ensure that emergency preparedness is the mutual responsibility of the City agencies, City residents and the business community.
- 6.18.2. Continue to implement the Disaster Preparedness Plan adopted by the City incorporating the following three emphases: hazard mitigation, disaster response and self-sufficiency/mutual support of residents, business and industry.
- 6.18.3. Exercise and upgrade the City's disaster response plans at least annually, conduct periodic tests of their practicality and effectiveness, and involve residents, businesses and affected agencies in the plan's preparation and testing with the following objectives:
- (a) To save lives and protect property.
 - (b) To provide a basis for direction and control of emergency operations.
 - (c) To provide for the continuity of governmental services.
 - (d) To repair and restore essential systems and services.
 - (e) To provide for the protection, use and distribution of available resources as soon as possible.
- 6.18.4. Prepare and disseminate to residents and business persons information regarding seismic risks affecting the City, measures to protect life and property before and during an earthquake, and emergency procedures to follow after an earthquake. Develop, implement and maintain a video and/or audio override system that would enable the proper authority to override all cable television channels sent to Palm Springs cable television subscribers with an emergency video and/or audio announcement.
- 6.18.5. Continue to participate with the County and the Coachella Valley Association of Governments in the development of a coordinated community response plan to disasters.
- 6.18.6. Encourage state, federal and other governmental agencies to continue research on seismic and all other potential geologic hazards.
- 6.18.7. Encourage installation of emergency generators for public facilities and any future radio and television stations.
- 6.18.8. The Palm Springs Regional Airport shall maintain a disaster plan as required by FAA regulations Part 139.
- 6.18.9. Building heights within the Airport clear zones shall conform to runway approach surfaces and ASR critical areas.

- 6.18.10. Structures which are listed on the City's historical survey that have been damaged due to a natural disaster may not be demolished, destroyed or significantly altered, except for restoration to preserve or enhance their historical values, unless there exists a clear and imminent threat of bodily harm to the public or substantial damage to adjacent property and there is no feasible and prudent way to isolate the threat. A structural engineer who is qualified to assess historic buildings shall be used to make this assessment and such assessment shall be referred to the Historic Site Preservation Board. A list of such structures shall be used by all field inspectors participating in post-disaster inspections.
- 6.18.11. Require all Critical, Sensitive and High-Occupancy facilities located in areas of potential hazards to maintain emergency response plans, with contingencies for all appropriate hazards.
- 6.18.12. Establish a priority system of roads, services and other vital needs in the event of an earthquake disaster.
- 6.18.13. Formulate and maintain police, fire, evacuation, hospitalization and recovery programs in response to a natural gas leakage and/or explosion, railroad accident or other similar event.

POST-DISASTER RECONSTRUCTION

Objective

- 6.19. Plan for and facilitate the rapid and effective recovery of the City following a disaster, prevent the recurrence of specific problems and hazards encountered during a disaster, and plan for alternative sources of financing of damage and reconstruction.
-

Policies

- 6.19.1. Develop programs, options and procedures to promote the rapid reconstruction of the City following a disaster, and to facilitate a specific upgrading of the community environment, as opportunities allow.
- 6.19.2. Establish the mitigation of hazards as a high priority for City programs, both before and after a disaster.

IMPLEMENTATION PROGRAMS - EMERGENCY PREPAREDNESS

6e/A. EMERGENCY PREPAREDNESS

1. Appropriate disaster response plans shall be maintained and updated on a regular basis.
2. Disaster response plans shall include procedures for traffic control, emergency evacuations and housing, and security of damaged areas.
3. The City shall maintain effective mutual aid agreements for fire, police, medical response, public works, building inspection, mass care and heavy rescue.
4. Earthquake response exercises shall be conducted at least once a year. Exercises shall be designed to test and upgrade various disaster response plans and involve local residents, business persons and other volunteers. Disaster planning scenarios and emergency response plans shall include contingencies for:
 - a. collapse of 50 buildings or more, including some high-rise structures, some essential facilities, and numerous unreinforced masonry buildings;
 - b. many aftershocks, continuing for several weeks or months; and
 - c. loss of water, sewer and power systems for three days.
5. A program of public education and preparedness shall be a major, continuing component of the emergency preparedness program. It should include, at a minimum:
 - a. the existence and approximate locations of local faults;
 - b. the potential for strong ground shaking in the area, and means of strengthening buildings and protecting furnishings, equipment and other building contents from damage;
 - c. the need for businesses and residents to be self-sufficient for several days following an earthquake, including food, water, medical assistance and limited fire-fighting.
6. The cooperation of the business community should be enlisted for public education and mutual assistance. Businesses should develop their own disaster response plans and have provisions for food, water, first aid and shelter of employees who may not be able to return home for several days following a major earthquake.

6e/B. PLANNING FOR POST-DISASTER RECOVERY

1. A standing committee for disaster recovery shall be established prior to any disaster, to provide contingency planning for the rapid and effective reconstruction of the City of Palm Springs following a disaster. The committee shall include representatives of the City Council, Planning Commission, Economic Development Commission, Department of Planning and Zoning, Public Works Department, Economic Development Department, Building & Safety Department and Disaster Preparedness functions, as well as liaison of the local utilities and any State and Federal redevelopment, housing and/or reconstruction agencies, and other functions as necessary.
2. The committee shall have the authority to order the emergency demolition of structures and facilities to protect life and property bypassing the normal procedures after an earthquake. However, General Plan goals, objectives and policies shall be in force.

3. The committee shall develop effective procedures for post-disaster damage assessment as appropriate for:
 - a. obtaining State and Federal disaster assistance;
 - b. obtaining the maximum allowable reimbursement for repair and reconstruction of public facilities;
 - c. determining the location and nature of damage as an immediate basis for specific recovery planning.
4. The committee shall be charged with the overall review of damage patterns, and development of specific plans for post-disaster reconstruction, including programs for effective recovery of lifelines, housing, and the commercial viability of the community.
5. The committee shall propose any changes in land use, circulation and architectural/landscape design within a reasonably short time after the disaster to allow their early incorporation into post-disaster reconstruction.
6. The committee shall develop and institute procedures for rapid determination of locations where significant damage is caused by inherent geologic or structural problems that must be corrected to prevent recurring damage (high hazard areas).
7. Policies and procedures shall be instituted to facilitate the rapid repair and reconstruction of all facilities not designated in high hazard areas.
8. Procedures should be developed for obtaining appropriate professional review of high hazard areas, along with specific recommendations for hazard mitigation.
9. Guidelines shall be developed by the Disaster Recovery Committee for the exercise of emergency authorities for such purposes as:
 - a. rapid designation of redevelopment areas;
 - b. revision of land use, circulation and parking requirements, and institution of other programs for improving the community environment;
 - c. adaption and institution of special programs for disaster recovery;
 - d. funding of disaster recovery measures;
 - e. moratoria on reconstruction in any high-hazard areas where damage could be repeated in aftershocks or in future earthquakes;
 - f. amendments to codes and ordinances;
 - g. establishment of Geologic Hazard Abatement Districts, as appropriate; and
 - h. designation of sites for temporary housing (e.g. travel trailers and pre-fab construction) of households made homeless in the disaster, in cooperation with the Disaster Housing Program of the Federal Emergency Management Agency.
10. Solicit state and federal funds to implement the City's disaster programs as such revenues are available.

NOISE

Palm Springs may be categorized as a quiet residential community, but those areas subject to noise intrusion will require special attention and Palm Springs aims to maintain and enhance the quietness now enjoyed by its residents. Noise affects all types of land uses and activities, although some land uses are more sensitive to high noise levels than others. Residential land uses, hospitals, rest homes and convalescent hospitals, churches and schools, and areas identified as noise sensitive must be protected from excessive noise.

The sources of noise can be divided into two basic categories: transportation sources and non-transportation sources. Within the planning area are a number of transportation-related noise sources including roads (e.g. Interstate 10, and Highways 62 and 111), a heavily-traveled rail corridor (Southern Pacific) and the Palm Springs Regional Airport. The most effective method available to the City to mitigate transportation noise and reduce the impact of noise in the community is through the construction of noise barriers and by site design review.

The impacts of non-transportation noises (i.e. commercial and industrial centers) are most effectively controlled through the enforcement and application of the City's Noise Ordinance. The most effective method to control community noise impacts from non-transportation noise sources is through application of the Noise Ordinance. The Noise Ordinance is designed to protect quiet residential areas from stationary noise sources. The noise levels encouraged by the Ordinance are typical of a quiet residential area.

Noise concerns should be incorporated into land use planning to reduce future noise and land use incompatibilities. This is achieved by establishing standards and criteria that specify acceptable limits of noise for various land uses throughout the City. These criteria are designed to integrate noise considerations into land use planning to prevent noise/land use conflicts. The Land Use/Noise Compatibility Table presents criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the basis for the development of specific noise standards. These standards, shown in the Interior & Exterior Noise Standards Table, present the City policies related to land uses and acceptable noise levels.

Transportation Noise

The predominate noise sources in Palm Springs are mobile noise sources including motor vehicles and aircraft. Three freeways and a number of thoroughfares expose the City to significant noise levels, particularly in those areas directly adjacent to these sources. Fortunately, very few roadways within the City of Palm Springs are elevated above adjacent residential land uses. An elevated noise source is much harder to mitigate than one that is at or below the grade of the adjacent land use. (See Existing & Future Traffic Noise Contours maps.)

Mitigation through the design and construction of a noise barrier (wall, berm or combination wall/berm) is the most common way of alleviating traffic noise impacts. The effect of a noise barrier is critically dependent on the geometry between the noise source and the receiver. A noise barrier effect occurs when the "line of sight" between the source and the receiver is penetrated by the barrier; the greater the penetration, the greater the noise reduction.

Specific areas of concern:

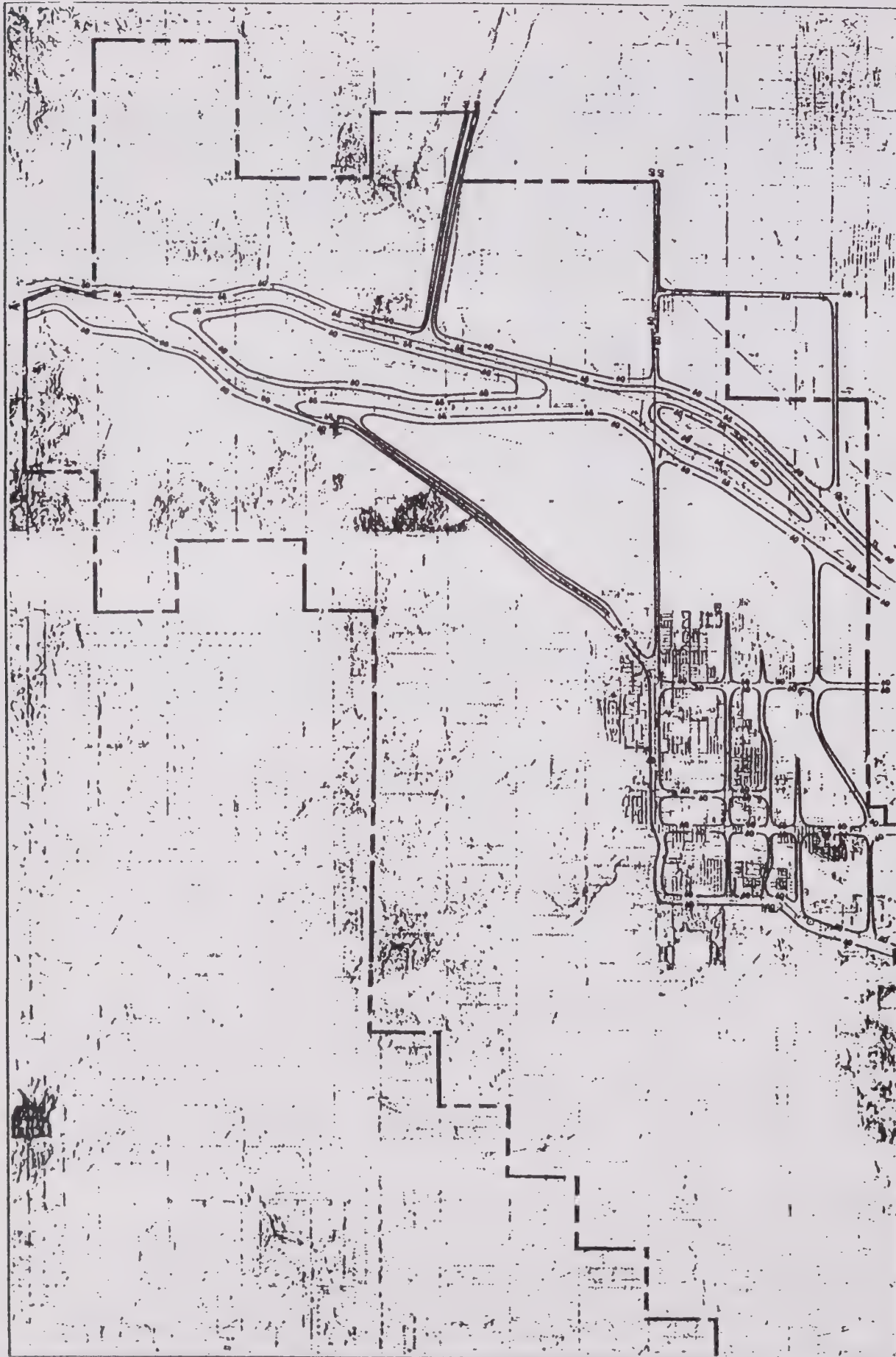
FREEWAYS: Freeway noise is not a major problem for the City of Palm Springs as very few residences exist in close proximity to the freeways. Scattered residential areas appear to lie just outside the 65 CNEL contour for the freeways but experience noise levels above 60 CNEL.

Interstate 10 - While a major source of noise, I-10 impacts relatively few sensitive land uses. The land use adjacent to this freeway is mostly industrial, comprised mainly of Wechs field. Areas of concern in reference to noise generated by Interstate 10 are the residential area northwest of the junction with Highway 62, the residential area of West Garnet, and the residential areas near the intersection with Palm Drive. Some of the proposed land use is decidedly within the 65 CNEL contour for the freeway.

Highway 111 - The area of concern in reference to noise generated by Highway 111 is the residential area at Overture Drive. Some of the land use is within the 65 CNEL contour for the highway.

Highway 62 - The entire length of Highway 62 lies adjacent to residential land use. Some of the land use is within the 65 CNEL contour for the highway.

THOROUGHFARES - In addition to freeway/highway noise, thoroughfares are a significant source of noise impacts upon residential land uses. The major roadways where existing noise was measured to exceed an Leq of 65 are Sunrise Way, Racquet Club Road, Vista Chino and Farrell Drive. Noise on such roadways might produce noise levels that exceed 65 CNEL at sensitive land uses and exceed the



Existing Traffic Noise Contours

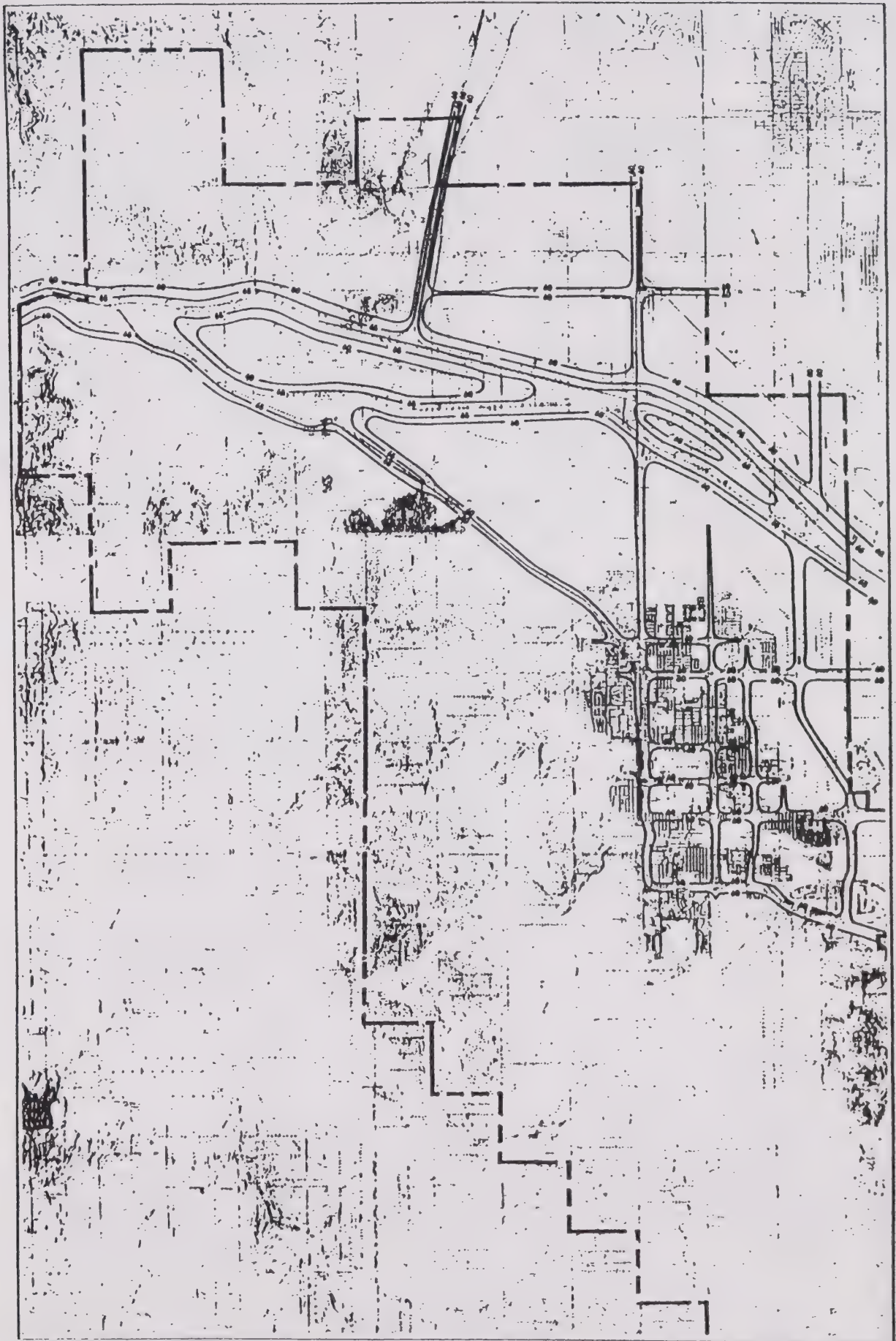
SOURCE
METRIC CURVE ASSOCIATES

PALM SPRINGS GENERAL PLAN

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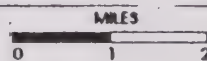
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Future Traffic Noise Contours

PALM SPRINGS GENERAL PLAN

FOR THE
CITY OF PALM SPRINGS



City's noise standard. Specific roadways which, in the future, may precipitate noise conflicts are: Indian Avenue, Little Morongo Road, Palm Drive and Dillon Road.

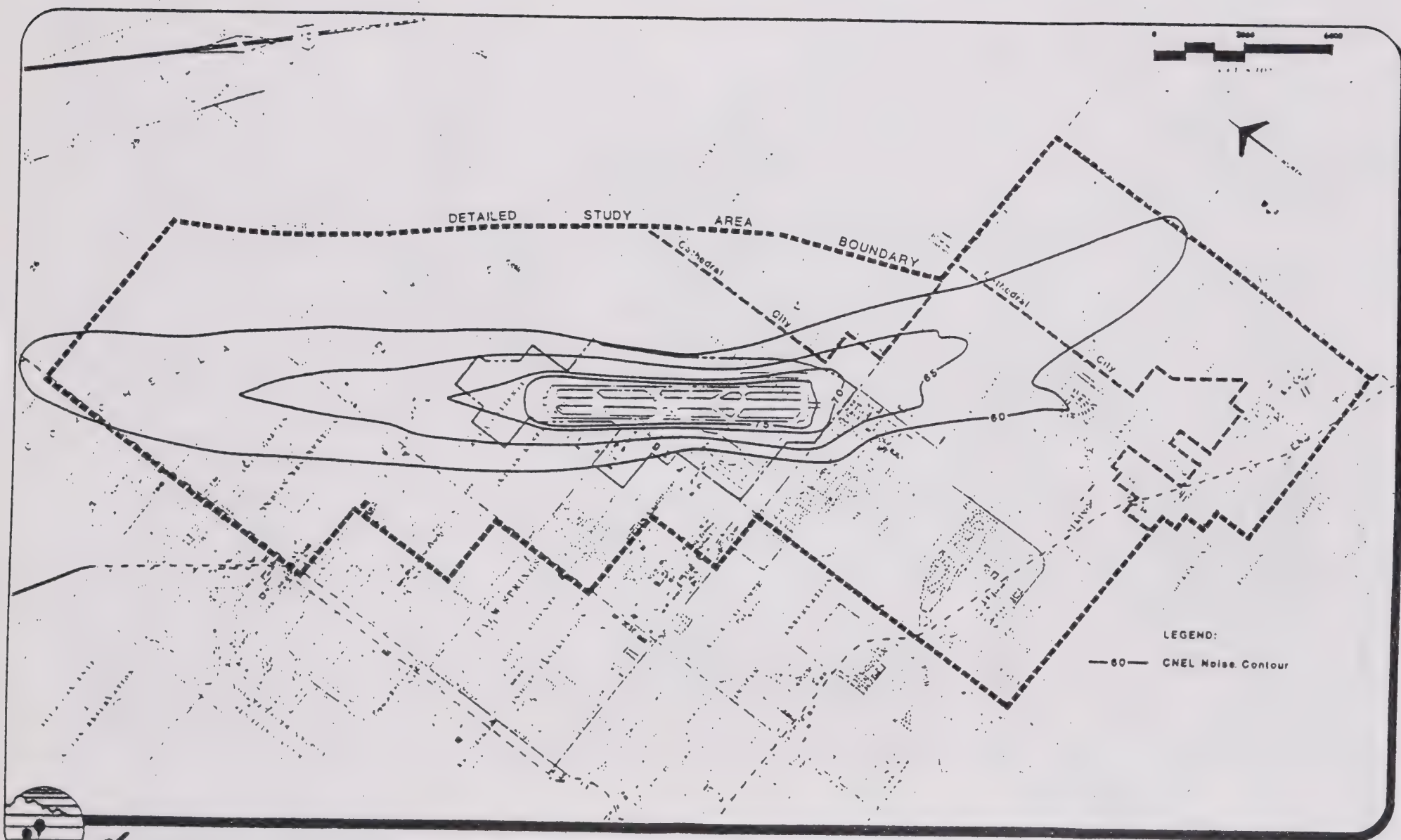
SOUTHERN PACIFIC RAILROAD - Railroad operation is also a major source of noise. Southern Pacific has a line that passes through the northern end of the City. The rail line within the City has very little opportunity to adversely impact residential land uses because the land adjacent to the line tends to be designated as industrial or open space. Although little development has occurred at this time, it is expected that the open space areas will encounter pressures for residential development. Most existing residential areas are situated far from the railroad tracks with the exception of West Garnet. The major impact of the railroad upon this area is probably the high single-event noise levels for nighttime freight operations that pass through the City. Some residences in this area experience noise levels in excess of 65 CNEL. Noise impacts from Southern Pacific line must be mitigated at the time future development occurs. Distances from the Southern Pacific Railroad to the CNEL contours are: 70 dB - 310'; 65 dB - 570'; and 60 dB - 1050'.

PALM SPRINGS REGIONAL AIRPORT - A major source of noise within the City of Palm Springs is aircraft noise. The City contains the Palm Springs Regional Airport. Low-flying aircraft from the airport pass over portions of Palm Springs and neighboring Cathedral City. Most of this air traffic is made up of single-engine general aviation aircraft. A significant number of commercial jet aircraft, however, make use of the airport as a great number of people travel to the City for business and recreation purposes.

A noise compatibility study was completed for the Airport in 1986 ("Noise Compatibility Study for the Palm Springs Municipal Airport" by Coffman Associates, 1987). The 65 CNEL contours from aircraft operations extend into residential areas northwest of the airport. A number of residences near the intersection of Vista Chino And Sunrise Way are currently exposed to aircraft noise levels in excess of 65 CNEL. (See Unabated Aircraft Noise Exposure map.)

Stationary Sources

There are few stationary noise sources throughout the City of Palm Springs. These include industrial sources and earth-moving/grading activities. Commercial noise sources include mechanical equipment and automobile repair shops. Stationary noise sources associated with residential areas are primarily due to air conditioners and pool/spa equipment.



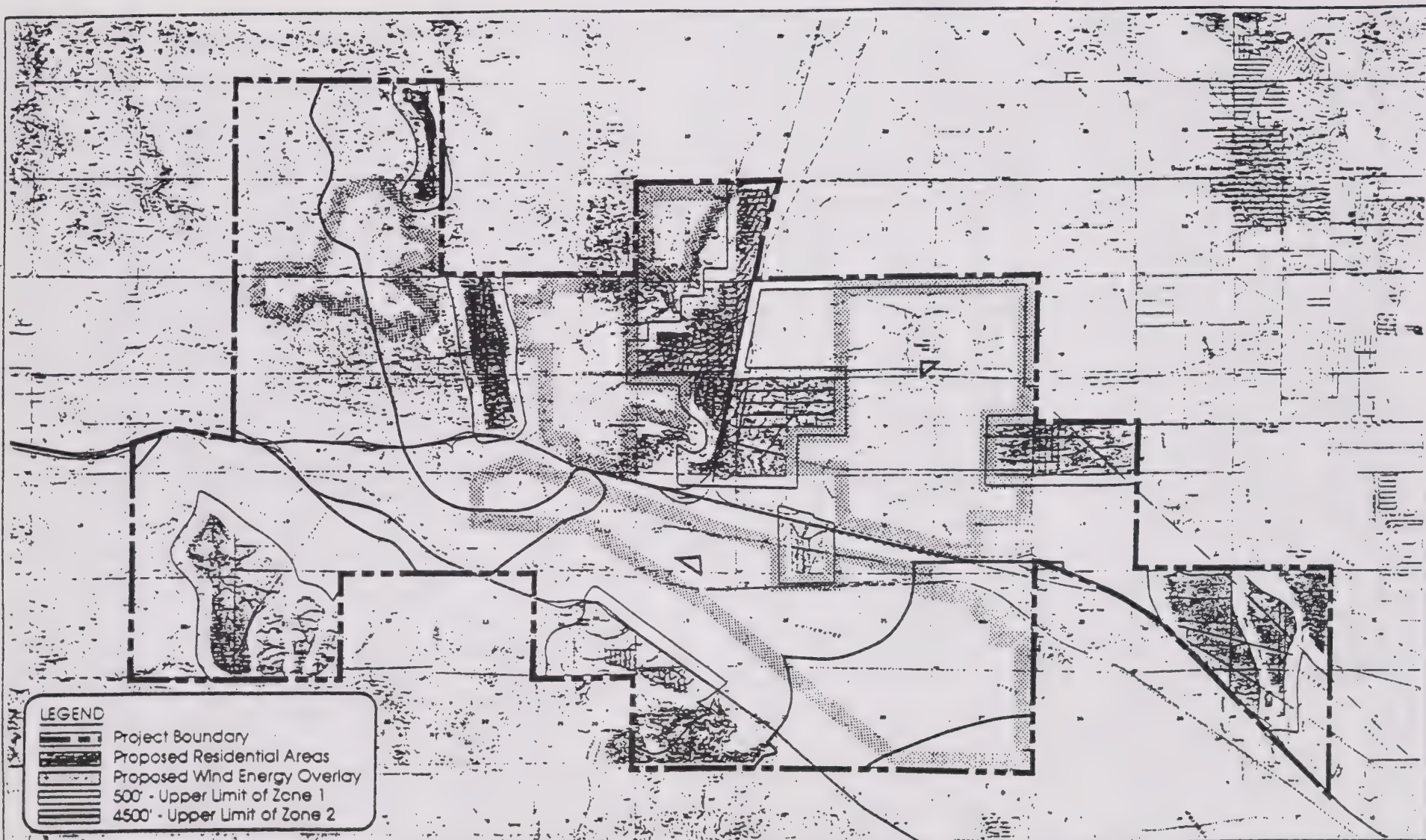
UNABATED AIRCRAFT
NOISE EXPOSURE-1991

Specific areas of concern:

CONSTRUCTION/TEMPORARY NOISE - Grading and construction are highly noticeable, temporary noise sources. Residents near construction sites could be annoyed by the increase in ambient noise levels resulting from heavy grading and construction equipment. Increases in noise levels, which could be in the range of 80 to 95 dBA, generally occur in the daytime hours only since construction normally does not occur during evenings, Sundays or holidays. The most effective method of controlling construction noise is through control of construction hours. There are a host of noise sources which temporarily disrupt the quietness of an area. These noises include: animals, engines in non-moving motor vehicles such as power tools, stereos and musical instruments, sporting events and horns. At present such noises cannot effectively be controlled by decibels standards and are best handled by disturbing-the-peace provisions in the Noise Ordinance.

WIND TURBINES - The major stationary noise source within the relatively undeveloped northern portions of the planning area are the wind energy conversion systems (WECS). There are relatively few residential areas that are currently impacted by WECS-related noise. The potential for noise conflicts between residential areas and WECS fields will increase in the future, however, with increased development in the northern sections of the City. It is anticipated that new fields will be installed and that existing fields will be redeveloped with newer model turbines. The Noise Ordinance is recommended as the primary vehicle for controlling WECS noise. The major item that makes wind turbine noise difficult to assess and to set criteria for is the presence of wind noise. Although wind noise is not constant, some generalizations can be made from the ambient wind noise data. If the wind turbine noise is in the upper-30 to lower-40 dBA range, it is audible except for very brief moments being masked by the wind noise. In the mid-40 to lower-50 dBA range, the turbines are audible about half of the time. Once the turbine noise reaches the mid- to upper-50 dBA range, it is clearly audible with some wind noise masking. Once the turbine noise reaches the upper-50 dBA range, it becomes clearly dominant over the wind noise. However, there are areas where the wind noise levels can be expected to be higher due to the effect of local vegetation or lower due to shielding.

GAS BLOWDOWNS - Located near the junction of Interstate 10 and Highway 62 is a facility used for evacuating natural gas pipelines during regular maintenance of the pipeline and during emergencies (an evacuation is known as a *blowdown*). The pipeline and blowdown facility are operated by the Southern California Gas Company (SCGC). Blowdown events are extremely loud; noise levels typically reach 135 dBA at a distance of 50 feet. Few residences exist in close proximity to this facility but residences currently exist within the planning area where blowdown events are audible (Painted Hills, West Garnet and the Overture Drive area).



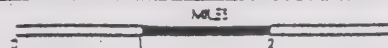
LEGEND

- Project Boundary
- Proposed Residential Areas
- Proposed Wind Energy Overlay
- 500' - Upper Limit of Zone 1
- 4500' - Upper Limit of Zone 2

50 dBA Residential Buffers for WECS

PALM SPRINGS GENERAL PLAN

SOURCE:
MIDWEST GRIFFIN ASSOCIATES
SMITH, PERCINI & FOX



The noise environment for Palm Springs can be described using noise contours developed for the major noise sources within the City. The contour maps, developed for existing (1989) conditions and 20-year forecast conditions (2010), are reproduced in Figures III-9 and III-10, respectively; the 60 dB CNEL contour levels are shown on these maps. The 60 dB CNEL contour represents the zone in which any proposed noise sensitive land use should be evaluated on a project specific basis and may require mitigation to meet City or State (Title 24) standards. The 65 CNEL contour represents the level for which any new residential land uses will require mitigation in order to comply with local noise standards. The intervening mitigation of existing noise barriers is not accounted for in the noise contour maps.

Land Use Category	Land Use/Noise Compatibility			
	Clearly Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
Rural & Very-Low- and Low-Density Residential	to 60 dB	60-70 dB	-	over 70 dB
Medium- to High-Density Residential	to 60 dB	60-70 dB	70-75 dB	over 75 dB
Schools, Libraries, Churches, Hospitals, Convalescent Homes	to 60 dB	60-65 dB	65-75 dB	over 75 dB
Auditoriums, Theatres Amphitheatres	-	to 60 dB	60-70 dB	over 70 dB
Sports Stadiums, Outdoor Spectator Sports	to 65 dB	65-75 dB	-	over 75 dB
Parks	to 65 dB	65-70 dB	70-75 dB	over 75 dB
Golf Courses, Riding Stables, Water Recreation, Cemeteries	to 70 dB	70-75 dB	75-85 dB	over 85 dB
Shopping Centers	up to 70 dB	70-80 dB	80-85 dB	over 85 dB
Downtown, Resort Commercial	up to 60 dB	60-70 dB	70-80 dB	over 80 dB
Offices, Research & Development	to 65 dB	65-75 dB	75-80 dB	over 80 dB
Industrial, Utilities	to 70 dB	70-85 dB	-	over 85 dB

INTERIOR & EXTERIOR NOISE STANDARDS		
Land Use Category	Average CNEL	
	Interior	Exterior*
Residential	45	65
Downtown, Resort Commercial	45	65
Shopping Centers	55	-
Offices, Research & Development	50	-
Auditoriums, Theatres Amphitheatres	45	-
Gymnasium	50	-
Sports Club	55	-
Industrial, Utilities	65	-
Schools, Libraries, Churches, Hospitals, Convalescent Homes	45	-
Parks	-	65
* Does not include effects of Airport Noise		

Objective

- 6.20. Low noise levels in the community as part of a broad approach to environmental quality control.

Policies

- 6.20.1. Protect noise sensitive land uses such as residences, hospitals and convalescent homes from acceptable noise levels from both existing and future noise sources. Sensitive land uses shall not be located where noise levels are excessive unless adequate attenuation can be achieved.
- 6.20.2. Project design will include measures which assure adequate interior noise levels as required by Title 25 (California Noise insulation Standards).
- 6.20.3. Seek to develop joint agreements for zoning and soundproofing to reduce noise incompatibilities across jurisdictional boundaries.
- 6.20.4. New developments will be permitted in areas exposed to noise levels greater than 60 dB CNEL only if appropriate mitigation measures are included such that the appropriate standards are met.

Objective

6.21. Minimized impact of traffic-generated noise on residential and other noise-sensitive land uses.

Policies

- 6.21.1. Require development in areas where the ambient noise level exceeds 65 Db(A) to incorporate special treatment measures into project design to reduce interior noise levels. In addition to measures called out in the Uniform Building Code and State Noise Insulation Standards (California Administrative Code, Title 24), the following standards should be required of new development in these areas:
- (a) Use sufficient glazing for all sliding glass doors and all windows; and
 - (b) Use insulation between walls and other appropriate measures to adequately reduce noise to acceptable levels.
- 6.21.2. Require adequate project design or sound barriers to reduce the level of traffic-generated noise on residential and other noise-sensitive land uses to acceptable levels.
- 6.21.3. Discourage through-traffic in residential neighborhoods.
- 6.21.4. Require that new development minimize the noise impacts of trips it generates on residential neighborhoods by controlling the location of driveways and parking.
- 6.21.5. Actively enforce existing sections of the California Vehicle Code related to mufflers and modified exhaust systems.
- 6.21.6. Require new equipment and vehicles purchased by the City to comply with noise performance standards consistent with the best available noise reduction technology.
- 6.21.7. Encourage employers to participate in van pools and other demand management programs to reduce traffic and noise impacts in the City.
- 6.21.8. Work with local agencies to provide public transit services which reduce traffic and noise and to ensure that the equipment they use does not generate excessive noise levels.
- 6.21.9. Review and evaluate traffic flow systems to synchronize signalization to avoid traffic stops which produce excessive noise.
- 6.21.10. Land uses which are compatible with higher noise levels should be located adjacent to major roads and railway corridors.
- 6.21.11. Restrict truck access in the City to approved truck routes and review hours of access to maximize residential and commercial activities free of truck traffic.
- 6.21.12. Restrict early-morning trash pickup to less-sensitive land use areas where possible and rotate early morning pickup areas where restrictions are not possible.

Objective

- 6.22. Minimize noise spillover from commercial uses into adjacent residential neighborhoods.
-

Policies

- 6.22.1. Adopt and enforce a standard for exterior noise levels for all commercial uses which prevents adverse levels of discernible noise on adjacent residential properties.
- 6.22.2. Require a minimum of twenty (20) feet be landscaped as a buffer between a commercial or mixed-use structure and the adjoining residential parcel.
- 6.22.3. Require that automobile and truck access to commercial properties, including loading and trash areas, located adjacent to residential parcels be located at the maximum practical distance from the residential parcel.
- 6.22.4. Require that all parking for commercial uses adjacent to residential areas be enclosed within a structure or separated by a solid wall with quality landscaping as a visual buffer.
- 6.22.5. Require that parking lots and structures be designed to minimize noise impacts on-site and on adjacent uses, including the use of materials which mitigate sound transmission and configuration of interior spaces to minimize sound amplification and transmission.
- 6.22.6. Require that noise from entertainment uses not be discernible from ambient noise at a distance of fifty (50) feet from the establishment in which it is being conducted or within ten (10) feet of a residence, whichever is more restrictive. Require that entertainment uses, restaurants and bars control the activities of their patrons on-site and within reasonable and legally-justifiable proximity to minimize noise impacts on adjacent residences.
- 6.22.8. Restrict where necessary the development of entertainment uses and other high noise-generating uses adjacent to residential areas, senior-citizen housing, schools, health-care facilities and other noise-sensitive uses.
- 6.22.9. Prohibit the use of motorized lawn mowers, parking lot sweepers or other high-noise equipment on commercial properties between 8 pm and 8 am if their activity will result in noise which adversely affects adjacent residential parcels. Prohibit leaf blowers that operate with noise levels in excess of 50 dB.
- 6.22.11. Require that truck deliveries to commercial properties abutting residential uses be limited to 8 am to 8 pm unless there is no feasible alternative or there are overriding transportation benefits by scheduling deliveries at another hour.
- 6.22.12. Encourage commercial uses which abut residential properties to employ techniques to mitigate noise impacts from truck deliveries, such as the use of a sound wall or enclosure of the delivery area.
- 6.22.13. Require that new or replacement wind turbines be located a minimum of 500 feet from residential areas. If located between 500 and 4500 feet from residences, an acoustical study must be submitted to show compliance with the noise standards of this plan.

- 6.22.14. Allow for deviations from the noise standards for projects which are considered to be of significant importance (municipal revenue, socially-valued, etc.) or contribute significant benefits to the City provided that
- a. the impacts can be mitigated by an acceptable compensating mechanism; and
 - b. the impacts shall be reviewed with public hearings by the community and approved by the Planning Commission and City Council in conjunction with a Planned Development District.
- 6.22.15. Any land use proposed in the vicinity of the Southern California Gas Company blowdown facility must be subject to a detailed noise analysis to determine exact noise impacts from the blowdown events. Approval of the proposed land use must be considered on the basis of a comparison of the noise levels on the site with the City Noise Ordinance.

Objective

- 6.23. Minimized noise impacts of commercial-related parking and traffic overflow in residential areas.
-

Policies

- 6.23.1. Initiate, where appropriate, a residential permit parking system in residential areas containing large amounts of commercial-related parking spillover.
- 6.23.2. Require businesses which generate substantial parking overflow into residential areas to participate in the development of municipal or private parking structures.

Objective

- 6.24. Minimized impacts of construction noise on adjacent uses.
-

Policies

- 6.24.1. Require that construction activities which may impact adjacent residential units be limited to 7 am to 7 pm during weekdays and Saturdays, except under special circumstances approved by the City, and prohibited on Sundays and holidays.
- 6.24.2. Require that construction activities incorporate feasible and practical techniques which minimize the noise impacts on adjacent uses.

Objective

- 6.25. Minimized noise impacts of helicopter overflights on Palm Springs residents.
-

Policies

- 6.25.1. Prohibit low-level, non-emergency overflights of helicopters in residential areas of the City.
- 6.25.2. Allow the development of heliports or helipads only when it can be demonstrated that noise impacts on adjacent uses can be adequately mitigated and the need for the helicopter operation has a community-wide benefit.
- 6.25.3. Require that helicopters which utilize City airspace fly in compliance with Federal Air Regulations (FAR) Part 91 rules, maintain noise-alleviating altitudes until landing, and utilize noise abatement procedures, except when these rules must be disregarded for safety and emergency reasons.
- 6.25.4. Establish the City's commercial streets as the principal helicopter flight corridors and require use of these.
- 6.25.5. Require that helicopter takeoff and landing patterns be limited to commercial areas.

Objective

- 6.26. Minimize noise spillover of uses on public properties into adjacent residential neighborhoods.
-

Policies

- 6.26.1. Encourage public agencies and institutions located in the City to incorporate appropriate measures to contain noise generated by their activities on-site.

Objective

- 6.27. Buildings which are constructed soundly to prevent adverse noise transmission between differing uses located in the same structure and individual residences in multiple-family buildings.
-

Policies

- 6.27.1. Establish design criteria for commercial buildings which prevents transmission of significant and unacceptable noise between individual tenants and businesses.
- 6.27.2. Establish design criteria for multiple-family buildings which prevents transmission of significant and unacceptable noise between individual residential units.

Objective

- 6.28. Maximum compatibility between aircraft operations at Palm Springs Regional Airport and noise-sensitive land uses within the environs of the airport.
-

Policy

- 6.28.1. Maximum compatibility between aircraft operations at Palm Springs Regional Airport and noise-sensitive land uses within the environs of the airport shall be achieved through compliance with the Noise Compatibility Plan of the F.A.R. Part 150 Noise Compatibility Study.

IMPLEMENTATION PROGRAMS - NOISE

6f/A. ORDINANCES & STANDARDS

1. Incorporate into the Zoning Ordinance and Municipal Code standards and requirements which protect the inhabitants from impacts of exterior noise, prevent the transference of interior noise to the outside, prevent transference of noise between residential units and individual businesses in multi-tenant buildings, and prevent transference of noise between commercial and residential uses in mixed-use structures. These should meet the minimum standards defined by the State office of Noise Control, Standards for insulation, windows, building materials and design of common walls and floors shall be included.
2. Incorporate in the Zoning Ordinance standards for the siting of nightclubs, discotheques and other similar uses which generate high noise levels due to their on-site operation and customer access which:
 - a. restrict their development adjacent to residential areas, unless measures are implemented which sufficiently protect the residences from noise from on-site activities and customer access, as determined by the Planning Commission
 - b. prohibit their development adjacent to senior housing, health care facilities, schools and other similar noise-sensitive uses.
3. Include in the Zoning Ordinance standards and requirements for parking structures and lots to prevent noise impacts on-site and on adjacent noise-sensitive uses. These shall potentially include the use of buffers containing landscape and sound walls, enclosure of the facade of parking structures facing a residence (including hotels), limitation of the hours of operation of surface parking lots, use of sound absorbing materials and configuration of parking areas to minimize sound amplification and transmission.
4. Include in the City's codes, restriction on the hours of operation of construction equipment, site maintenance equipment (power tools, powered mowers, etc.), trash collection, street sweeping and truck deliveries. When residential areas are affected, these should be limited to the hours of 7 a.m. to 7 p.m. except:
 - a. under special circumstances (e.g. concrete pouring) approved by the Director of Building & Safety
 - b. interior construction which may occur on Saturdays between 8 a.m. and 7 p.m.
 - c. the truck delivery of perishable, health, emergency or other merchandise which must be delivered during these hours and for which noise-abating techniques acceptable to the Director of Building & Safety are implemented, and
 - d. when local transportation conditions and objectives warrant delivery at another hour, as determined by the City.
5. Incorporate in the Zoning Ordinance a standard for the percentage of employees in major commercial projects to use van pools and other transportation systems management programs.
6. Incorporate in the Municipal Code (the Noise Ordinance) standards for wind energy conversion systems (WECS). Methodology should be included which specifies how the wind turbine noise should be monitored, incorporating the appropriate provisions of Riverside County Resolution No. 86-180 "Adopting Technical Specifications & Criteria for the Measurement & Projection of Noise from Commercial WECS Projects."
7. The Noise Compatibility Plan of the F.A.R. Part 150 Noise Compatibility Study shall be implemented according to the programs therein.

6f/B. DEVELOPMENT PERMIT REVIEW

1. Utilize maximum anticipated, or "worse case" noise conditions as the basis for land use decisions and design controls as a means of preventing future incompatibilities.
2. Conduct traffic studies as a part of the development review procedure for projects requiring General Plan Amendments or specific plans to evaluate the impacts of traffic and noise through residential neighborhoods. Require mitigation if ambient noise levels are adversely affected.
3. Evaluate the noise impacts of truck deliveries on adjacent residential properties as a part of the development review procedure for all commercial and manufacturing uses. Where significant impacts are identified, require the inclusion of noise mitigation techniques such as the use of a sound wall or enclosure of delivery areas.

6f/C. BUSINESS LICENSE REVIEW

1. Require that nightclubs, restaurants, bars and other entertainment and visitor-serving uses which are adjacent to residential areas and characterized by high levels of night-time patronage monitor and control noise levels of those waiting for admission or loitering on sidewalks and parking areas which abut or are in reasonable proximity to their business as a condition of their business license renewal. The City shall monitor the effectiveness of this requirement and impose additional conditions if adverse noise impacts are experienced or revoke the license.

6f/D. ENFORCEMENT

1. Coordinate with the Police Department the provision of adequate police enforcement in residential neighborhoods to minimize noise-related disturbances from entertainment, restaurants, retail and other uses.
2. The City shall use its Code Enforcement staff to respond to complaints regarding business-generated noise. In case of violations, the City shall require compliance with all applicable codes and regulations.
3. The Police Department shall enforce the California Vehicle Code standards for vehicular noise, mufflers and modified exhaust systems.

6f/E. EQUIPMENT, IMPROVEMENTS & STUDIES

1. Establish maximum noise level specifications for City equipment purchase for products where noise is normally a consideration. Where specific noise levels cannot be set, specifications should require that vendors state maximum noise levels expected to be produced by their equipment and/or operations.
2. Conduct studies of neighborhoods with complaints of significant amounts of parking spillover from adjacent commercial uses and assess the feasibility and acceptability of imposing a residential permit parking system in these neighborhoods to reduce traffic and noise. When requested by a majority of the residents, the permit system shall be implemented.
3. Pursue the development of municipal parking structures in commercial districts to reduce parking overflow into adjacent neighborhoods and associated noise impacts. Funds shall be allocated for their construction from capital improvement budgets, developer fees and exactions, parking assessment districts, municipal bonding and other available methods.

4. Adopt as the noise standard for helicopter flights in the City the Federal Air Regulation Part 91 rules.
5. Conduct a study to determine the appropriate location of cul-de-sacs and other traffic limitation methods to reduce vehicular trips through and associated noise in residential neighborhoods. Budget shall be allocated for their construction or reconfigurations, provided that they are supported by the adjacent community.

6f/F. INTERGOVERNMENTAL COORDINATION

1. Support the efforts of the California Department of Transportation and local transportation agencies in developing noise mitigation programs.
2. Coordinate with the California Highway Patrol, the U.S. Marine Corps, Desert Hospital and any other agency providing emergency helicopter service in the Palm Springs airspace the routing of helicopter flights to ensure that they do not adversely affect residential areas of the City.
3. Consult with the California Highway Patrol, the U.S. Marine Corps, Desert Hospital and any other agency operating helicopters in the City's airspace to discourage familiarization flights between 11 p.m. and 7 a.m.
4. Work with the federal government to incorporate principal helicopter routes on the "VFR (Visual Flight Rules) Aeronautical Chart" which are aligned with the City's commercial corridors, such as Palm Canyon and Indian Canyon Drives.
5. Work with public agencies and institutions who maintain facilities in the City to ensure that noise generated by their activities are limited to their site. Appropriate mitigation measures such as physical enclosure and time restrictions of the operation shall be implemented.

6f/G. NOISE MONITORING

1. Establish a periodic monitoring program to measure changes in ambient noise levels. Should projected noise contours be modified, appropriate land use and design controls shall be applied to newly-impacted areas.
2. Require that proposed helipads demonstrate that they do not result in noise levels of 65 dB(A) or greater in residential areas of the City and conduct periodic review for compliance with this standard. Failure to meet this standard should be a basis for revocation of the helipad permit.
3. Update noise standards and criteria at least every five years to reflect new techniques to control and integrate noise control.
4. Any noise analyses for future developments shall be prepared by a qualified acoustical consultant. The study must indicate how compliance with the City noise ordinance will be achieved and will be reviewed by the City Council prior to the issuance of permits.
5. The City should contract with a qualified acoustical consultant to provide services dealing with WECS noise on an as-needed basis. The services provided may include review of acoustical studies submitted for permit approval and measurement of noise for enforcement of the City Noise Ordinance.

INFRASTRUCTURE & COMMUNITY SERVICES

Public facilities form a vital part of a city's quality of life for both individuals and groups. A society's basic needs for health, education, welfare, safety, and recreation are met in large part by the community's public and quasi-public facilities, the urban infrastructure, such as parks, schools, sewers and libraries, necessary to meet the community's needs. Public facilities include those owned, operated and/or maintained by the City or other governmental entities as well as those owned, operated and maintained by private enterprise for the benefit of the community. The types of such facilities, their relationship to one another, and appropriate patterns of location are a response to the desires and needs of the people they serve as well as a reflection of the technological and organizational resources available.

For the most part, public facilities, as a service to be provided to residents, follow or accompany rather than lead development. The location and timing of development plays a significant role in the planning of public facilities. It is important that essential services be available to new residents, although the actual provision of the services may be provided through private sources.

Therefore, in developing a general plan for a community, it is important that public facilities be developed in a manner which both fulfills the needs and desires of the residents and commerce and responds to the pace and the location of residential and commercial/industrial development according to the City's financial resources and funding policies.

A major question that arises in the discussion of the provision of infrastructure and community services is that of financing. Since the passage of Proposition 13, the ability of the City to raise funding through direct taxation has been limited. This has lead to a heavy reliance on new development to pay its way. At the same time, the ability to maintain existing infrastructure has been hampered.

Analyses will show that property taxes by themselves fail to cover even the costs of police and fire services in Palm Springs. This demonstrates the reliance on other revenue sources, particularly the Transient Occupancy Tax (TOT), sales taxes and other subvention funds (funds from the State based on population) to finance the remainder of the provision of public services.

Financing government will be a major leadership issue in balancing growth, quality of life, and levels of service (quality, adequate

or diminishing) as Palm Springs works to continue its image (and reality) as a great place to live and visit.

CIRCULATION

The circulation element of the General Plan is a comprehensive transportation system for the movement of persons and goods within and through the City with maximum efficiency and safety. It encompasses freeways, major and secondary thoroughfares, collector streets, truck routes, bus, and rail transit, and air terminals. With provision made also for the bicyclist and the pedestrian, the General Plan will serve to integrate all forms of people movement in the Palm Springs area.

Traffic planning must be approached broadly, taking into consideration both the overall land use pattern and the major traffic generators -- shopping areas, recreational facilities, hotels, the Convention Center, Civic Center, Airport -- and the patterns of flow between them.

Since the state-of-the-art in equipment and materials is constantly changing, since transportation needs tend to vary with the times, and since the availability of sources of energy is continually fluctuating, it is imperative that these policies be frequently updated to reflect current situations.

Local and valley-wide circulation systems consist primarily of the street network, and to a lesser degree a bicycle route and public bus service as well as three airports and a rail line.

The most important geographical factor in the location of Palm Springs is its close relationship to Metropolitan Los Angeles - only two hours away by car - an easy "all-freeway" trip. From Los Angeles, Palm Springs is reached via State Highway 111, which branches off Interstate 10 a few miles east of Beaumont and Banning. Highway 111 passes through Palm Springs and continues on to serve other desert communities to the southeast.

As for other means of access, air travel to major California and U.S. cities is frequent. Rail access is awkward since the station is 20 miles southeast of the City in Indio, but transcontinental bus service is available with depot facilities in the City. An automobile is necessary in order to move about the City, and this, together with the general preference of Southern Californians for the convenience of a car, contributes to the high volume of auto traffic moving about streets in Palm Springs.

Every land use has its own access and service requirements, both vehicular and pedestrian. Residential neighborhoods must have local streets serving homes, feeding traffic into collector streets and major arterials. Commercial areas require streets that can handle trucks and employee traffic, with access routes which will not disturb residential sections of the City. Convenience and safety are primary considerations in the design of all kinds of

thoroughfares. Location, capacity, design and construction must be tailored to the function of the street.

The increased number, size and speed of automobiles requires ever wider traffic lanes, ever broader streets, and larger parkway strips, sidewalks and front yard setbacks to protect pedestrians and residents from traffic dangers and unpleasantness. The problem of widening streets to modern cross-section standards in built-up areas means, of course, enormous expense for acquisition of land and construction of roadway. Sometimes there are drastic effects on frontage properties, as parkway, sidewalk and front yard are cut back to the barest minimum. These are some of the painful penalties of past lack of planning (understanding the future).

Palm Springs is fortunate in having the advantage of having adopted good standards in advance of the development of much of the City. The designation of adequate rights-of-way and setbacks has generally assured efficiently functioning streets and a good environment for the abutting uses.

Palm Springs, by being a major resort community, has significant traffic variations over the course of the year. Winter traffic levels are typically around 50% or more greater than in the summer months.

Goals

- 7.A. Safe, efficient and improved transportation facilities which will support Palm Springs' goals for economic prosperity, environmental quality and public access to jobs, housing, recreation and community services.
- 7.B. A system of parking facilities and operations which serve current and future commercial and residential uses and development and preserve the residential neighborhood quality of life.
- 7.C. A program of transportation management tools to reduce travel demand and manage the movement of people and vehicles within the City.
- 7.D. Reduction of the demand on the transportation system and services by influencing commuters' and other traveler's choices of trip mode, frequency, time of travel, route or trip length.
- 7.E. Reduced traffic congestion and lower emissions from vehicle engines by modifying commuter travel behavior and thus reduce vehicle use, vehicle trips and vehicle miles travelled.
- 7.F. An aggressive posture in the region in advocating regional transportation solutions.
- 7.G. A safe, efficient, balanced, multi-modal transportation system designed to provide for the movement of people, goods and services meeting the existing and future needs of the City, providing for adequate points of transfer from one mode to another.
- 7.H. Utilization of the circulation systems as a positive element of community design.

Capacity of Street System to Accommodate Development

Objective

- 7.1. A Master Plan of highways to serve the City's traffic circulation needs. (See Typical Streets Cross-Sections diagram.)
-

Policies

- 7.1.1 a. **Local Streets** are streets used primarily to provide access to abutting property, and are any street not indicated on the Circulation Plan Map.

Width of right-of-way: Rural, Very-Low-Density and Low-Density Residential areas - 50'; Other - 60'

- b. **Hillside Area & Private Streets (Local)**

Width of right-of-way: 36'

- 7.1.2 **Collector Streets**, usually of two lanes, are streets which carry traffic from minor streets to the major system of arterial streets and highways, including the principle entrance streets to, and streets within residential and commercial developments.

Width of right-of-way: 60'; Industrial - 66'

- 7.1.3 **Arterial Streets and Highways**, with a minimum of four lanes and few cross streets are used primarily for fast and heavy traffic. Single-family residential access to major and secondary thoroughfares shall be prohibited where alternate access can be provided; otherwise, parking must be designed so that vehicles are not required to back into the thoroughfare. Require driveway and/or local street intersection consolidation along major thoroughfares. Reflectorized raised pavement markers shall be used for lane delineation on major and secondary thoroughfares. Curb parking shall be prohibited on all major thoroughfares, except in the Downtown.

- a. **Secondary Thoroughfares:** Chiefly serving locally-destined traffic, tying together the parts of the City and giving access to major thoroughfares. They also serve secondary traffic generators, such as small business centers, schools and major parks.

Width of right-of-way - 88'

Hillside Secondary Thoroughfares:

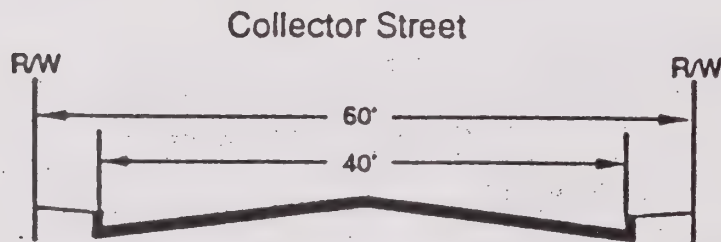
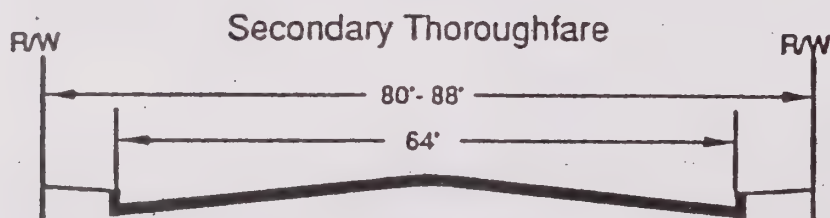
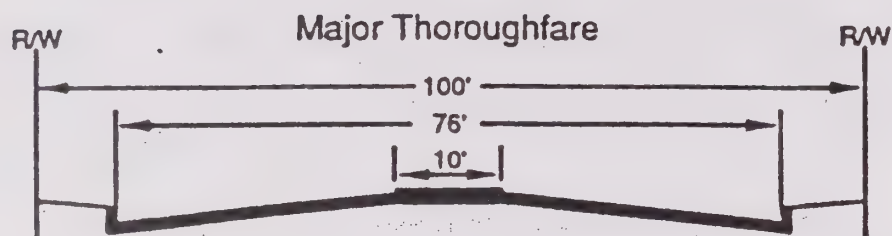
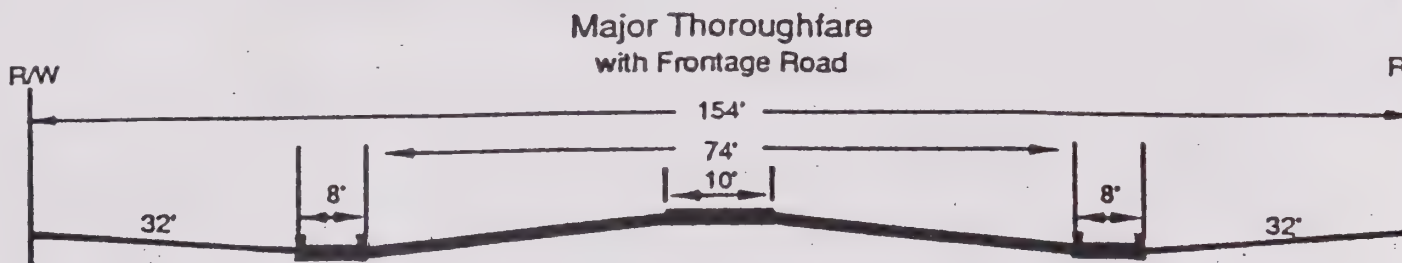
Design speed - 30 mph

Min. centerline curve radius - 250'

Max. curve superelevation - 9%

Max. grade - 10% (15% where ADT is less than 250)

Stopping sight distance - 200'



DRAWING TITLE

Typical Streets Cross-Sections (City of Palm Springs)

PLATE NO

PALM SPRINGS GENERAL PLAN

SOURCE:
ENDO ENGINEERING



- b. **Major Thoroughfares:** high capacity streets, of four or more lanes, which form the basic elements of the City's circulation system, connecting Palm Springs to regional highways and tying together the sections of the City. They have a limited number of cross streets and provide stacking and turning lanes and may have a landscaped median, especially where it helps to maintain an appropriate level of service.

Width of right-of-way - 100'-110'

Hillside Major Thoroughfares:

Design speed - 45 mph

Min. centerline curve radius - 600'

Max. curve superelevation - 8%

Max. grade - 8% (9% permissible for distances of 500' or less)

Stopping sight distance - 320'

- c. **Major thoroughfare with marginal access road** (a minor street which is adjacent to and parallels arterial streets or highways and which provides access to abutting properties and protection from through traffic) - 202'
- 7.1.4 Freeway/Expressway is a special-purpose, high-capacity, multi-laned, divided highway for regional travel; it connects cities and major thoroughfares into a regional network. Access is strictly controlled at grade-separated crossings to assure uninterrupted traffic flow varies.
- 7.1.5. Cross-section standards may be modified by the Planning Commission to take into consideration the need for special right-of-way widths where property cannot be feasibly acquired or the nature of the terrain through which the street passes to prevent scarring of the landscape.
- 7.1.6. Local street rights-of-way may be reduced to 36 feet in width subject to determination by the Planning Commission that there is no significant impact to the health, safety and welfare of the residents of the neighborhood.
- 7.1.7. Increased right-of-way may be required by developers through land dedication, prior to approval of development plans, to accommodate the additional demand for dual left-turn and exclusive right-turn lanes, interchange improvements, bus stops and lanes, bicycle facilities or other improvements to maintain Level of Service D.
- 7.1.8. Where private roads are permitted, they shall be developed to the engineering standards of the City both as to right-of-way and improvements.
- 7.1.9. Scenic roadways may be provided with additional easement width to provide for raised medians, separated pedestrian/bike paths and/or landscaping.
- 7.1.10. Rural local streets may be developed with reduced public improvements to provide for a relaxed rural atmosphere. For example, rolled curbs without sidewalks may be incorporated into the adopted cross-sections.
- 7.1.11. Local and collector streets without full public improvements in older built-out neighborhoods may be allowed to remain developed without such improvements subject to determination by the Planning Commission that there is no significant impact to the health, safety and welfare of the residents of Palm Springs.

- 7.1.12. Unneeded sections of street right-of-way shall be considered for use as linear parks or as bicycle, or other alternative transportation, facilities, rather than be abandoned.
- 7.1.13. Provide for a truck route system which will serve the business districts, industrial areas and the Airport, confining heavy traffic to streets designed for it and keeping it, and resultant dangers, noise and vibration, out of residential areas and the central core of the City. Truck routes shall be approved by the Planning Commission and City Council.
- 7.1.14. Encourage the use of Interstate 10 for inter-city traffic trips by improving access to this route and by providing appropriate signing.

Objective

- 7.2 Improved levels of service and safety over current traffic operations with a priority to improve local traffic patterns.
-

Policies

- 7.2.1. Provide and maintain Level of Service D for the City's circulation network, using average weekday conditions during the peak month of March as a base.
- 7.2.2. Continue to obtain street dedication on the basis of the City's Circulation Plan to provide for the future availability of public street rights-of-way for needed transportation improvements, pedestrian facilities and/or streetscape and consider the possible use of in-lieu fee contributions for improvements.
- 7.2.3. Discourage street widenings unless required for needed capacity, public safety or consistency of width and/or alignment.
- 7.2.4. Require traffic mitigation improvements and other measures of development projects to mitigate the traffic impacts of the project.
- 7.2.5. Make selective street improvements at problem intersections and bottleneck locations to improve specific traffic operations and safety, with all such improvements to be considered selectively on the basis of specific studies of the affected intersection and streets, and the impacts on the surrounding area and on pedestrian activity.
- 7.2.6. Undertake the specific studies and projects to identify specific improvements, determine the feasibility and cost, and design and construct the necessary street improvements.
- 7.2.7. The City shall evaluate the need for additional all-weather crossings for existing major thoroughfares across watercourses, especially Indian Canyon Drive and Gene Autry Trail at the Whitewater River.
- 7.2.8. Intersection safety lighting shall be provided; fixtures and lighting levels that complement the surrounding neighborhood shall be encouraged. Signalized intersections shall be provided with illuminated street name signs.
- 7.2.9. Gated entries must provide adequate storage distance and turn-around maneuvering area so as not to interfere with the safe and efficient operation of the streets.

- 7.2.10. Provide a program of non-motorized transportation alternatives and facilities, including those for bicycles and pedestrians.
- 7.2.11. Undertake traffic management and operations programs to improve traffic flow.
- 7.2.12. Utilize transportation elements, particularly bicycle and hiking trails, as a means of providing recreational and educational experiences by linking up with various parks and public facilities in the City.

Objective

- 7.3. New development which bears the cost of the improvements required to accommodate the additional traffic generated by such development.
-

Policies

- 7.3.1. Assessment districts should be established to finance improvements where the local properties would be primary beneficiaries of such improvements. This would include situations where almost all of the traffic using a roadway would be going or coming from adjacent properties. Other improvements that would have a wider impact could be funded through developer fees levied on all new development.
- 7.3.2. Assessments or fees should be based upon the estimated trip generation of a particular new development. The average rates for different types of development as reported by the Institute of Traffic Engineers or CalTrans can be used to estimate trip generation.

Neighborhood Safety and Encroachment By Through-Traffic

Objective

- 7.4. Protection of residential neighborhoods from the intrusion of shortcutting through-traffic.
-

Policies

- 7.4.1. Modify traffic patterns by restricting or closing certain access points, modifying or diverting internal traffic patterns and signaling thoroughfares to facilitate access to, but restrict access through, residential neighborhoods.
- 7.4.2. Install traffic diverters or other traffic controls, such as restrictive channelization, within the residential neighborhoods to restrict or discourage through traffic.
- 7.4.3. Long, straight roadway sections on minor streets should be avoided to discourage excessive speeds and thereby reduce traffic hazards.

7.4.4. Schools should be located on low-volume streets.

Objective

7.5. Protection of residential neighborhoods from the effects of on-site commercial traffic.

Policies

- 7.5.1. There should be adequate storage between the street and the first parking stall or aisle juncture to store incoming cars and not cause cars to queue onto the street.
- 7.5.2. Pedestrian walkways should be provided to minimize pedestrian/auto conflicts. Where both have to use the same area, the design emphasis should be on making the motorist feel s/he is in a pedestrian area.
- 7.6.3. Restrict the overnight parking of commercial vehicles in residential areas.

Supply of On-And Off-Street Parking

Objective

7.6. Parking requirements and public parking facilities to provide for commercial and residential parking needs, and to overcome perceived deficiencies in existing facilities.

Policies

- 7.6.1. Require sufficient parking to serve each use, including employee and visitor parking needs.
- 7.6.2. Encourage the development of integrated, common parking areas for multiple businesses which aim to eliminate the need for parking at individual sites thereby allowing for simplified parking requirements for individual businesses and stimulating pedestrian activity.
- 7.6.3. Provide for the development of parking areas for other than automobiles, such as bicycles and motorcycles.
- 7.6.4. Encourage the establishment of parking districts to resolve pre-existing deficiencies.

Transportation Services

Automobile-oriented transportation solutions have dominated the planning efforts of the City of Palm Springs as well as the state and nation as a whole for several decades; this dominance will

likely continue for many years to come. However, maintenance of a quality tourist-oriented atmosphere (which includes good air quality and a lack of congestion) may soon require attention to alternative transportation modes.

Any transportation alternative which is selected must be consistent with the resort character of the City of Palm Springs and the Coachella Valley as a region. Such alternative must also provide service which is convenient and attractive to residents and visitors alike and correspondingly provides high user levels and the environmental benefits sought (air quality, lack of congestion, etc.).

Highways Two highways connect Palm Springs with other parts of the Coachella Valley and areas outside this region. Interstate Route 10 connects the Coachella Valley with the Los Angeles metropolitan area to the west and with Phoenix and the southern United States to the east. Interchanges serving local traffic are currently located at State Highway 111, Whitewater, Indian Canyon Drive/Indian Avenue, Gene Autry Trail/Palm Drive, Vista Chino/Date Palm Drive in Cathedral City and Ramon Road/Bob Hope Drive in Rancho Mirage.

State Highway 111 connects the Coachella Valley with the Imperial Valley and with Mexico by connections with State Highway 86. This route is maintained by the State Department of Transportation (CalTrans) and currently runs along Vista Chino and Gene Autry Trail, leaving the City via Palm Canyon Drive at either end; a business route runs along Palm Canyon Drive through the historic downtown.

Bridges in the Palm Springs planning area provide vital linkage between communities, and facilitate emergency communications and transportation during periods of high flooding. At the present time, bridges are located across the Whitewater River at State Highway 111 and Ramon Road; across the Tahquitz Wash at Palm Canyon Drive and Sunrise Way; and across the Palm Canyon Wash at Bogert Trail, E. Palm Canyon Drive and Gene Autry Trail.

Additional bridges are needed to improve the efficiency of the Palm Springs circulation network at Camino Real and the Tahquitz Wash and at Belardo Road and the Tahquitz Wash. As development occurs in the northern portion of the planning area, bridges will likely be needed on Indian Canyon Drive and Gene Autry Trail where they cross the Whitewater River.

Public Transit SunLine Transit provides bus service to the planning area and throughout the Coachella Valley. Bus service contributes to the community an alternate mode of transportation by providing a low cost method of transportation in and around the City.

SunLine Transit is a joint powers authority created by the nine cities of the Coachella Valley, as well as the County of Riverside. Because of an organizational structure which involves the member agencies, Sun Line uses extra effort to determine and support the individual city's desired service levels.

Three main routes currently serve the City of Palm Springs and its planning area. They include: Line 2, a local route with forty minute headways; Line 19, an intra-valley route with 15 minute headways during peak hours and 30 minute headways during off-peak hours; and Line 20, an intra-valley route with 30-minute headways. Line 19 is the only one which serves the area with 30 minute headways from 5:27 a.m. to 11:40 p.m. Daily ridership for each of the routes during the peak season is as follows: Line 2, 800 passengers; Line 19, 4,200 passengers; Line 20, 1,350 passengers. This information is for the entire route, as information specifically for the City of Palm Springs is not available.

Private bus companies, door-to-door limousine service and other minor systems serve as linkages to other areas, primarily Los Angeles and Phoenix. Connections to other regions can be made at these points.

SunLine Transit is anticipating the construction of a peoplemover system in the Coachella Valley by the year 2000; Desert Rail Authority has proposed a monorail project between the Regional Airport and Downtown. At the present time, studies are underway to determine the feasibility of such systems with the results of the SunLine study anticipated by mid-1993. The current patterns and density of development within the Coachella Valley would appear to make the feasibility of such a system difficult. Should the appropriate studies be favorable toward the operation of light rail systems within Palm Springs, the major thoroughfares could serve as the carriers.

Airports Three airports serve the Coachella Valley - Palm Springs Regional, Thermal and Bermuda Dunes. Palm Springs Regional, the largest of the three, provides connections to many key points throughout California and the continental United States; several commercial airlines serve the desert area. Air freight is also handled at the airport. Thermal Airport operates as a general aviation facility according to the Riverside County Aeronautical Master Plan (RIVCAMP). Bermuda Dunes Airport provides for personal business, flying instruction and recreational flying.

The Palm Springs Regional Airport represents the City's, and the Valley's, primary air link with the nation and the world. Ease of air travel to Palm Springs from major U.S. cities has been and will continue to be to an increasing degree one of the important factors in the City's growth as a resort. Expansion in ownership of private planes will make possible commuting to commercial and industrial

centers in the region, inviting many more people to make their home in Palm Springs. Every measure should be taken to safeguard this great asset to the community. Recent rapid increases in air traffic reflect the expansion of Palm Springs and the Valley. These increases, and changes in aviation technology, demand Airport improvements which must be provided promptly and efficiently.

The Palm Springs Regional Airport consists of an 86,000+/- square foot terminal building with eight large commercial aircraft gates, two commuter plane gates (each capable of parking four airplanes) and one 8,500 foot long runway (designated runway 12-30). The airport is the sole supplier of commercial flights in the Coachella Valley. Service demand on the facility is directly related to population growth. In 1991, an average of 84 commercial flights arrived or departed daily from the airport during the peak season. During the off-season, an average of 51 commercial flights occurred each day. In 1990, a total of 116,242 flights arrived at, or departed from the airport, including 71,432 general aviation small planes, 43,160 commercial flights, and 1,650 military aircraft. A total of 914,818 passengers arrived or departed from the airport in 1990.

In 1987, the "FAR Part 150 Noise Compatibility Study" (NCP) was prepared. The NCP forecasted the annual aviation activity for both passengers and aircraft operations using 1985 as a base year. Since 1985, the number of commercial airline passengers and aircraft operations has increased more than what was expected. During the winter months, the number of based aircraft at the airport saturates the existing facilities. In addition, while it is predicted 102.5 air carrier operations will take place daily in 1995, the 1989 daily air carrier operations totalled 100.5 nearly exceeding those predicted for 1995. This increase in air carrier operations has also led to frequent delays on the single runway, caused by conflicts between air carrier traffic and general aviation traffic. Air carrier traffic has been substantially delayed as often as twice a week while emergency repairs were made on general aviation aircraft awaiting takeoff ahead of the carrier flights.

The Airport Master Plan is the basis for the existing five year capital improvement plan which runs through FY/93-94. A new capital improvement program is currently being developed to be submitted to the U.S. Department of Transportation. The airport has proposed to improve its terminal building and add a second runway by 1995 in one phase, ten-year period. A second 4,970 foot long runway is expected to be started in October, 1991, and finished in April, 1992. An addition to the terminal, increasing the number of large commercial aircraft gates to eleven is also expected to be completed in April, 1992. A second phase terminal expansion is in the planning process, which may include a second floor to the terminal with boarding ramps to the commercial jets.

The construction of the proposed Mid-Valley Parkway and other elements of the circulation plan will enhance the present Airport location, affording better service to the City and to the entire Coachella Valley.

Railroad Palm Springs is not directly serviced by passenger rail facilities. However, the Amtrak system runs along the Southern Pacific Railroad tracks adjacent to Interstate Route 10 and makes two scheduled weekly passenger stops in Indio. The Southern Pacific Railroad is an active carrier of freight.

Commuter rail is being proposed between Los Angeles and the Coachella Valley using the Southern Pacific Railroad tracks. The proposal includes three stops in the Valley with the alternatives for the western end including Indian Canyon Drive, Gene Autry Trail and Date Palm Drive (in Cathedral City). The preferred alternative for this plan is Gene Autry Trail as it provides the best access for all three western Valley cities (Palm Springs, Cathedral City and Desert Hot Springs). Connections could be easily made to the SunLine bus routes and the Palm Springs Regional Airport.

Local Transit Services

Objective

- 7.7. Improved mobility of City residents to access local services, particularly for the disadvantaged including the elderly, the handicapped, those with low and moderate incomes, students and the temporarily disabled.
-

Policies

- 7.7.1. Support the implementation of local transit services with priority for the disadvantaged.
- 7.7.2. Continue to financially support the Sunline Transit Agency.
- 7.7.3. Participate in the development and coordination of shuttle service linking major resort developments with the downtown area and the Convention Center.
- 7.7.4. Provide attractive and protective transit stops with complete route and schedule information, and equipped with trash receptacles and phones, where feasible, to promote transit ridership. Such stops should be provided at quarter-mile intervals in built-out urban areas. Such stops should comply with the Americans with Disabilities Act.
- 7.7.5. Require the integration of project/neighborhood level path system with the City-wide circulation system especially to connect residents to transit facilities.
- 7.7.6. Require the construction of bus loading/unloading areas as a requirement of street development, as appropriate.

- 7.7.7. Encourage the SunLine Transit Agency to provide for the carriage of bicycles on its vehicles.
- 7.7.8. Provide dedicated bus lanes, where feasible, in areas where bus service has high frequency (such as along Palm Canyon where SunBuses operate every six minutes). As this frequency continues to climb and other types of buses are included, such as the Trolleys, the bus lanes will become more appropriate.
- 7.7.9. All residential development shall incorporate street design which avoids grades greater than 5% for streets which will be incorporated into SunLine bus routes.

Objectives

- 7.8a Reduction of the number of trips that an individual makes from home or work.
- 7.8b Accomplish individual trips and the movement of goods in the least number of vehicles.
- 7.8c The ability of the transportation facilities or services to carry vehicles at acceptable service levels.
-

Policies

- 7.8.1. Maintain a Transportation Demand Management Program, possibly in cooperation with CVAG and Sunline Transit Agency, which may include improved transit, park-and-ride lots, shuttle service, preferential parking for rideshares, traffic signalization improvements, traffic channelization, truck movement restrictions, on-street parking restrictions, transit stop relocation, bicycle parking facilities, pedestrian walkways, and night street repair and maintenance programs. Such program shall reduce the expected number of trips by 10%.
- a. Compressed work weeks
 - b. Telecommuting
 - c. Reduction of non-work trips
 - by locating retail/service uses close to employment/residential centers
 - by running shuttle buses between the work place and retail centers
 - d. Ridesharing
 - e. Walking and Bicycling
 - promote by providing ample sidewalk space, attractive and safe walkways and crosswalks, pedestrian bridges or tunnels, safe bikeways and bicycle parking facilities, and mixed-use developments
 - f. Parking Management
 - conditions on access to the workplace parking spaces
 - limit the number of off-set parking spaces required or impose ban on-street parking in residential areas near congested commercial activity centers
 - g. Restrictions on Auto Use
 - access to congested areas limited to certain types of vehicles
 - h. Alternative work hours (flexible workhours, staggered work hours)
- 7.8.2. Encourage large employers to adopt incentive packages which structure employee parking policies along the following guidelines:
- a. impose parking charges to cover all costs of providing parking, and

- b. provide a uniform travel subsidy or transportation allowance that an employee can use for any commuting expenses including riding in a high-occupancy vehicle, bicycling or walking.

Other incentives that employers may provide include ridesharing matching services, fleet vehicles for car and vanpoolers, preferential parking for rideshares, pay parking for drive-alone commuters, subsidized shuttle bus services, telecommuting, alternative work hour programs and flextime, bicycle racks, lockers and shower rooms, information on transit services (bus schedules), provision of (subsidized) transit passes on site, and a guaranteed ride home program.

- 7.8.3. Require developers to provide facilities such as passenger loading areas and reserved parking for carpools and vanpools, and bicycle parking facilities for employees and customers.
- 7.8.4. Require developers to provide facilities that will make the work site accessible to and usable by transit. Passenger loading areas may be located away from major and secondary thoroughfares in turnouts as to ensure the uninterrupted flow of traffic.
- 7.8.5. Reduce the parking space requirement for office/industrial uses in exchange for implementing ridesharing and transit pass programs.
- 7.8.6. Participate in multi-jurisdictional task forces such as CVAG to encourage the improvement of a Valley-wide public transit system.

Regional Transportation Services

Objective

- 7.9. Reduce the City's dependence on the usage of single-passenger vehicles by augmenting and enhancing mass transit opportunities.
-

Policies

- 7.9.1. Support the improved delivery of regional transit services to and within the City.
- 7.9.1. This plan hereby incorporates by reference the Palm Springs Regional Airport L.A.R. Part 150 Noise Compatibility Study, as updated, as the Specific Plan for the Airport following Planning Commission and City Council review and approval.
- 7.9.2. Encourage the provision of express bus service between the eastern portion of the valley and the western portion including service to the Banning/Beaumont area and the High Desert.
- 7.9.3. Cooperate with Riverside County Transit Commission (RCTC), SunLine and Desert Rail Authority to investigate the feasibility of providing a peplemover system(s) which would serve Palm Springs as well as the entire Coachella Valley by the year 2000. The City's system of major thoroughfares could serve as the backbone of such a system.
- 7.9.4. Encourage the provision of a commuter rail system between Palm Springs and Riverside and Los Angeles, with a station located on a two-acre site at Gene Autry Trail or Indian Canyon Drive. The location of the

terminal at the Southern Pacific Railroad is provisional, depending upon the final selection by the appropriate agencies.

- 7.9.5. Encourage inter-modal links with commuter rail, bus, peplemover and airport facilities. Such links shall be indicated by symbol (Transportation Terminal) on the Land Use Map. The symbol does not necessarily indicate a single facility, but may provide for multiple transportation terminals which are in close enough proximity to provide for simple transfers from one transportation mode to another.
- 7.9.6. Provide for regional bus service connections at the Transportation Terminals, as indicated on the Land Use Map, and/or the Downtown.
- 7.9.7. Investigate the incentives or disincentives necessary to reduce the dependence on the automobile both in inter- and intra-regional travel.

BIKEWAYS

Until recently, bicycling was useful mostly to the young and the old, with working-age persons relying more and more on the automobile for basic transportation, even over short distances. As a result, bicycles were not really planned for at all -- hence no bike paths, bike racks, nor any incentives or encouragement to use this near-perfect mode of transportation. The first "official" City input occurred in 1968 when the Parks and Recreation Department published a pamphlet of self-guided bicycle routes.

The leaflet entitled, "Palm Springs Bikeways, a Self-Guided Tour Through the Wonderful City of Palm Springs, California," delineated 10 miles of signed but unmarked and unprotected bikeways which guided the cyclist past various points of interest in the community. Beyond the leaflet; however, there were no physical improvements giving consideration to the perhaps special needs of the cyclist.

This basic situation has changed and continues to change, with people of all ages, including many in the 18 to 45 age bracket, becoming interested in cycling for some of the following reasons:

1. Transportation and Environment - Increasing numbers of commuters are using the bicycle every day to get to and from work, school, shopping centers, etc. The large senior population relies on the bicycle as a mode of travel, avoiding the expense of operating a car. Also, concern for the environment and the energy crisis are encouraging persons from all segments of the population to use bicycles as non-nuisance modes of transportation. Of course, many school children utilize the bicycle as a means of travel.
2. Recreation - For recreational cyclists, including racers, tourers, and pleasure riders, the trip itself is the objective

of riding; and meandering scenic routes, points of interest, and even hills add to the experience and are desirable features of the bicycle facility. Palm Springs has a pleasant diversity of these features ranging from quiet curvilinear streets in planned developments to an intensive activity and pedestrian-oriented Central Business District. The San Jacinto Mountain backdrop offers a pleasing view from practically anywhere within the central city, and views across the valley add to the visual experience.

3. Health - Bicycling is recognized as excellent exercise for persons of all ages because of the adaptability of the mode and the interesting nature of the activity. Three-wheelers, tandems, people-powered vehicles, and fold-away bicycles have expanded the desirability of riding for health reasons. The large numbers of senior citizens within Palm Springs could reasonably be expected to enlarge this category of bicycle user.
4. Provision for Activity - Recent projects in Palm Springs designed to set aside specific, protected travel lanes and paths for bicyclists have shown that the existence of bikeways acts as a catalyst to increase cycling activity and usage of the facilities, thereby increasing the need for additional facilities.

The Need for a Master Plan of Bikeways

There is no doubt that conflicts exist between the car and the bicycle. A "conflict cycle" has developed because cycling is not as safe as might be desired, resulting in people using cars rather than bicycles, walking, or other types of low speed, more personal modes of transportation. Were people now using cars to begin using bicycles, for example, there would be fewer cars to conflict with, i.e., greater safety. This would break down the "conflict cycle" steadily.

In many ways the leisurely pace of the village has given way to a more urban pace with dependence on the automobile for individual transportation creating obvious physical and social implications. Society, however, is reassessing its values, especially concerning energy and environment. Having acknowledged that growth has some serious implications, Palm Springs has taken determined steps to protect and reestablish the environmental qualities that initially brought people here to live and visit. Provisions contained in the General Plan establish numerous policies that will ensure that desirable human and natural qualities will continue to enhance the City. Bicycling has been encouraged to alleviate street congestion, link recreation and commercial centers, and to expose the resident and tourist to the community and its environment in a more intimate and healthful way than driving.

Issues and Opportunities

The City presently has a growing transportation problem because of dependence on the automobile. There is a need to develop alternative methods of transporting people which will minimize noise, congestion, and air pollution. The bicycle is a transportation mode which could aid in the resolution of some of these problems.

The City has an ideal climate and topography for bicycling as a major transportation mode and recreational use. The City is a recreation-relaxation oriented resort community in which the bicycle is and can be an essential asset.

Objective

7.10. A Citywide bicycle system for both transportation and recreation purposes.

Policies

7.10.1. Refine the Master Plan of Bikeways affording both recreational and transportation usage to be maximized with a high degree of safety for bicycle users.

Definitions

1. CLASS I - Protected bikeways separated from vehicular traffic by a physical barrier.
 - a. Bicycle Path or Bicycle Trail - A specifically designated area for bicycle travel which is physically separated from auto traffic or entirely outside the road right-of-way. Preferably 10 feet wide for two-way bicycling.
 - b. Pedestrian Safety Path - Any sidewalk or other similar rights-of-way shared by cyclists and pedestrians 12 feet wide, of which 8 feet will be visually designated for pedestrians and 4 feet will be visually designated for cyclists.
2. CLASS II - Unprotected bikeways defined by a stripe on the roadway.
 - a. Bike Lane - A lane within the roadway designated for the one-way use of bicycles. Preferably 6 feet wide lane for one-way bicycle traffic, separated from traffic by a stripe on the roadway.
3. CLASS III - Unprotected bikeways sharing the roadway with vehicular traffic.
 - a. Bicycle Safety Route - Any type of bikeway, including streets signed as bikeways but offering no other accommodation for bicycles.
4. BIKEWAY - Any or all of above.

- 7.10.2. Provide for bicycle routes along all major and secondary thoroughfares, maximizing the use of Class I routes.
- 7.10.3. Establish and maintain design standards for the development of various types of bikeways and related improvements -- i.e., parkways, bridges, rest stops -- that may be necessary to implement the Master Plan of Bikeways.
- 7.10.4. Seek optimum linkage of parks, recreation centers, and other recreational open space areas through the utilization of safe bikeways.
- 7.10.5. Provide for the facilities required by the Regional Bikeway System, recognizing its importance as a major transportation, rather than a recreational, route.
- 7.10.6. Require the provision of adequate, secure bicycle, motorcycle, and other similar vehicle, parking in the downtown and neighborhood/community shopping areas. Such improved parking facilities shall be credited against the parking requirement in mixed-use developments.
- 7.10.7. Maintain widths, surfaces, and general maintenance of streets in a manner that will ensure the safety of the cyclists using them.
- 7.10.8. Maintain coordination among the various commissions and committees within the City and the local, regional, state, and federal agencies whose actions could affect the bicycle planning program in Palm Springs.
- 7.10.9. Bikeways should be provided with appropriate traffic control devices.
- 7.10.10. Maintain and encourage proper design and maintenance of facilities and appropriate signing to ensure the safe use of the system.
- 7.10.11. Develop and maintain bicycle system brochures oriented to both the adult and child in a manner which not only educates and informs but encourages the use of the bicycle facilities which have been established.
- 7.10.15. Promote bicycling opportunities to potential visitors to attract health-minded tourists who will arrive for their visit oriented to cycling rather than driving.

IMPLEMENTATION PROGRAMS - CIRCULATION

7/A. Street System

1. Review of all proposed development and building projects by the Development Committee to determine the street dedication requirements based on the City's Circulation Plan. No existing right-of-way shall be abandoned or used for other than street purposes until after the completion and analysis of the regional traffic model update. The City shall encourage and participate in joint planning with Cathedral City, Desert Hot Springs and Riverside County concerning points on interface of the circulation system.
2. Establish street dedication requirements for development projects in the City which permit the City to require the street dedication at the time the permits are issued. The City shall develop new, or enhance existing, street design standards to include criteria for median openings, right turn channelization and signal improvements.
3. Department of Planning & Zoning to establish the size and types of projects likely to generate a traffic impact, and to require traffic impact analyses of all such projects to identify projected traffic impacts and mitigation measures.
4. Adopt a TDM Ordinance, and investigate the imposition of traffic mitigation improvements, programs and fees on proposed projects to mitigate project traffic impacts.
5. Widen or stripe intersection approaches for separate left or right turn lanes to improve intersection operations and safety by removing turning vehicles from through lanes. Install turn prohibitions on the arterial streets at selected intersections where turn lanes cannot be accommodated.
6. Widen or re-stripe and restrict on-street parking to accommodate curbside bus stops to remove buses from through traffic.
7. Install protected left turn signalization at major intersections, where high left turns occur.
8. Install landscaped medians on major thoroughfares to further Scenic Corridor policies, improve carrying capacity and to control driveway access and side street traffic. Investigate an City-wide assessment for the funding of such improvements.
9. Install pedestrian crosswalks at locations where they are needed.
10. Ensure that all traffic control and parking signage and devices are understandable and readable by the public. Design standards should be periodically reviewed for their clarity. Maintain pavement markings, traffic control signs and parking meters in good condition through the establishment of a maintenance program for regular and continuous maintenance. (See Objective 5.14.)
11. Initiate studies for the redesign of Palm Canyon Drive in the Downtown to provide for reduced travelway and urban design streetscape improvements. Initiate studies for the redesign of Indian Canyon Drive to provide for two through traffic lanes in each direction, separate turn lanes as required, and urban design streetscape improvements. The latter may include median installation.
12. Undertake the analysis and improvement of high accident locations to improve traffic safety.
13. Install illuminated street name signs at all arterial intersections to improve safety and traffic operations.

14. Undertake studies of each residential neighborhood on a case by case basis to identify local circulation patterns and principal access points in order to assess the opportunities and needs to restrict, divert or mitigate arterial traffic intrusion; such studies to include an assessment of the traffic impacts on the entire neighborhood and the participation of neighborhood residents to prepare a consensus plan of neighborhood traffic control.
15. Consider prohibiting service deliveries to commercial establishments during peak hours.
16. Coordinate with local employers to jointly identify and provide alternative transportation services, including private-public cooperation in vanpool, carpool, park-and-ride and transit programs.
17. Identify and designate specific routes within the City for the transportation of toxic and hazardous wastes out of the City.
18. Establish a permit system for the transportation of toxic and hazardous wastes from the City.
19. Establish and designate a system of truck routes on specified arterial streets to control trucking and delivery operations within the City.
20. Upgrade and maintain the traffic signal interconnect systems to efficiently coordinate and control traffic flows on arterial streets, including the installation of separate left-turn phasing where warranted. Traffic signal timing should adequately provide for pedestrian crossings.
21. When the level of service for any street, or portion thereof, drops to Level C, appropriate mitigation measures to keep the street from dropping below Level of Service D shall be added to the Capital Improvement Program.
22. Consider the development of a computerized traffic forecasting and assignment model which provides realistic projections of future traffic volumes resulting in the identification of the necessary road improvements that can accommodate the demand, costs and benefits analysis of improvements, and the development of funding schemes.
23. The City shall cooperate in the development of the Mid-Valley Parkway study.

7/B. Parking

1. Institute a process to review and examine permit parking districts and, where determined appropriate, implement permit parking procedures.
2. Continue to require all new development and redevelopment or rehabilitation to provide parking in accordance with the code parking requirements unless alternatives are required in conjunction with a transportation demand management, or other, program.
3. Conduct studies to identify specific parking deficiencies and needs.
4. Implement a program of construction of off-street parking facilities in the downtown area on a phased program with the initial facilities to be implemented on a high priority basis.
5. Initiate a program to convert curb space which is of insufficient size to accommodate automobile parking and other appropriate locations for motorcycle/bicycle parking.

6. Police Department should establish and maintain a high level of parking enforcement of on-street parking spaces.

7/C. Local/Regional Transit

1. Continue to coordinate with SunLine, and other regional transit agencies, to assess the need for the expansion or readjustment of routes.
2. Continue to coordinate with SunLine to establish or modify bus stop locations to provide adequate access for local residents to destination places, designed for efficient and safe traffic operations.
3. Aggressively participate in regional transportation programs to press for new and creative solutions in public transportation, transportation systems and traffic management.
4. Encourage SunLine to regularly update studies of local public transportation needs to identify the most efficient and cost-effective manner to provide services, including evaluation of demand-response service, shuttle services, medical transit service and centralized information and marketing services for services available.
5. Coordinate with SunLine to promote monthly bus passes locally and to provide special programs for subsidizing passes for the disadvantaged.
6. Seek legislation to list the rail corridor through the Coachella Valley as an eligible route to receive state funding.
7. Continue the association with CVAG to achieve a regional transportation strategy, which coordinates physical improvements (TUMF), TSM, TDM, public transit and issues of development affecting circulation and pursue an aggressive regional posture in advocating transportation solutions. This program includes continued participation in the Transportation Uniform Mitigation Fee (TUMF).

7/D. Bikeways

1. Expand the Master Plan of Bicycles system including bike route designations and bicycle parking facilities.
2. Incorporate provisions within the Zoning and Subdivision Ordinances for mandatory construction of bikeways by private developers where bikeways indicated on the Master Plan of Bikeways abut developable property.
3. Provide incentives in the Zoning Ordinance for private sector activity in providing bicycles, for sale or rent, to residents and visitors.

7/E. Funding

The City of Palm Springs has established several different funding sources for street-related capital improvements. Those funding sources now existing include Fund 40, Capital Projects Fund; Fund 29, Gas Tax Fund; Fund 83, Community Development Block Grant Fund; and Fund 89, Community Redevelopment Agency. In addition to these four sources of revenues which other contingencies besides streets compete for their use, there is an existing policy and experience in Palm Springs for the use of assessment districts.

The use of developer fees for transportation improvements has recently been instituted in conjunction with a County-wide sales tax increase. The Transportation Uniform Mitigation Fee (TUMF) aims at funding improvements to regional roadways.

The airport and the resultant development should participate in paying for the cost of its impact on surrounding transportation systems. Fund 60, Airport fund, could be used for street improvements directly required by the airport.

1. State & Federal Funding. The City shall continue to solicit funds from state and federal agencies for local transportation, transit, parking, bikeway and other related improvements as such revenues are available in the future. Funding for transportation-related projects is currently available through the Intermodal Surface Transportation Efficiency Act of 1991. Secured funding should be allocated annually to the City's circulation programs based on the Capital Improvement Program.

PUBLIC UTILITIES

Water

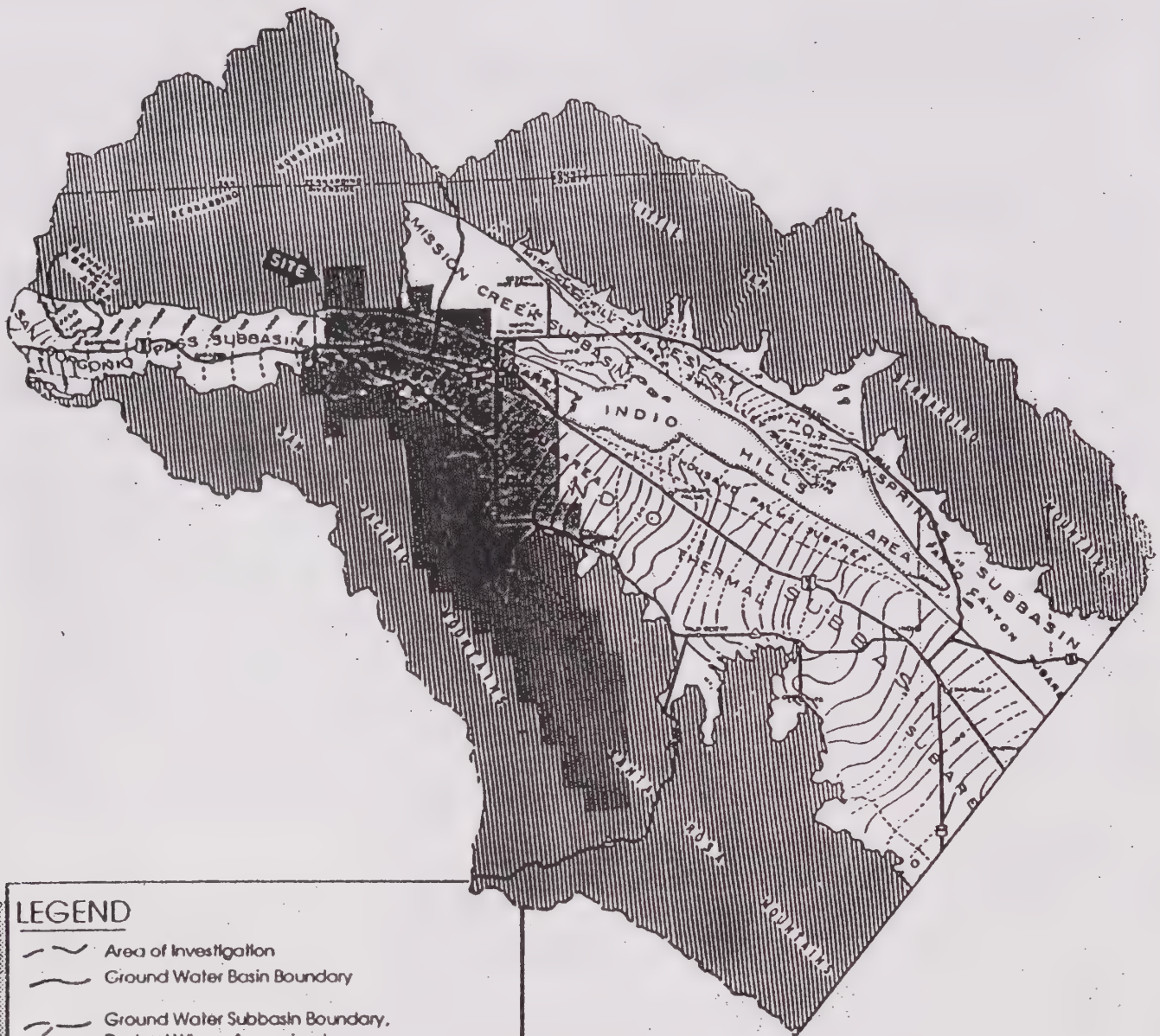
The Coachella Valley is blessed with a large supply of high-quality water both in the form of groundwater and some surface supplies. Ground water within the western portion of the Coachella Valley is generally confined to two ground water subbasins. These are the Mission Creek and Whitewater River Subbasins (see Ground Water Basin Subdivisions map).

The Mission Creek Subbasin is bordered to the south by the Banning Fault, and to the west and north by non-waterbearing rocks of the San Bernardino and Little San Bernardino Mountains. Ground water flow is generally to the south/southeast, with recharge flowing away from the San Bernardino and Little San Bernardino Mountains. Further to the southeast, near Seven Palms Valley, the Banning Fault forms a relatively impermeable barrier and the ground water rises to the surface in this area. Shallow ground water along the Banning Fault in the northeastern portion of the area has not been documented, although relatively shallower water levels would generally be anticipated along the fault on its north side. Ground water levels within this subbasin in the area are expected to be greater than 100 feet below the ground surface.

The majority of the developed Palm Springs area (on the floor of the Coachella Valley) is located within the Whitewater River ground water subbasin, which comprises the area south of the Banning Fault extending to the non-waterbearing rocks generally along the south.

The Whitewater River Subbasin is further divided into two local subareas: the Garnet Hill and the Palm Springs Subareas. The Garnet Hill Subarea is bounded on the north by the Banning Fault and the south by the Garnet Hill Fault. Within this subarea the main recharge comes from the Whitewater River through permeable deposits underlying Whitewater Hill. Some overflow from the Mission Creek Subbasin may occur during periods of high flood flows. Depth to ground water in the Garnet Hill Subarea is generally greater than 170 feet.

The Palm Springs Subarea (located generally between the Garnet Hill Fault and the San Jacinto Mountains) encompasses the majority of the southern portion of the City. Recharge to this subarea occurs as infiltration of stream runoff from the San Jacinto Mountains, and the Whitewater River, and through subsurface flow from the San Geronio Pass Subbasin, which lies immediately west of the area. Depths to ground water in this part of the Palm Springs Subarea ranges from 200 feet (in the southeastern portion of the project area) to over 500 feet (in the westernmost portions).



LEGEND

- Area of Investigation
- Ground Water Basin Boundary
- Ground Water Subbasin Boundary, Dashed Where Approximate
- Ground Water Subarea Boundary
- Areas Essentially Underlain by Nonwater-Bearing Rocks
- Areas Essentially Underlain by Semewater-Bearing Rocks
- 750- Countours of Elevations of Watertable or Piezometric Surface, Spring, 1961. Line Dashed Where Approximate or Inferred Elevation Datum: USGS meeting Sea Level
- .717 Measured Water Level Elevation, Spring, 1961
- Inferred Barrier to Ground Water Movement

Groundwater Basin Subdivisions

SOURCE:
SCOTT D. HEULE

PALM SPRINGS GENERAL PLAN

MILES
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DATE: 1961

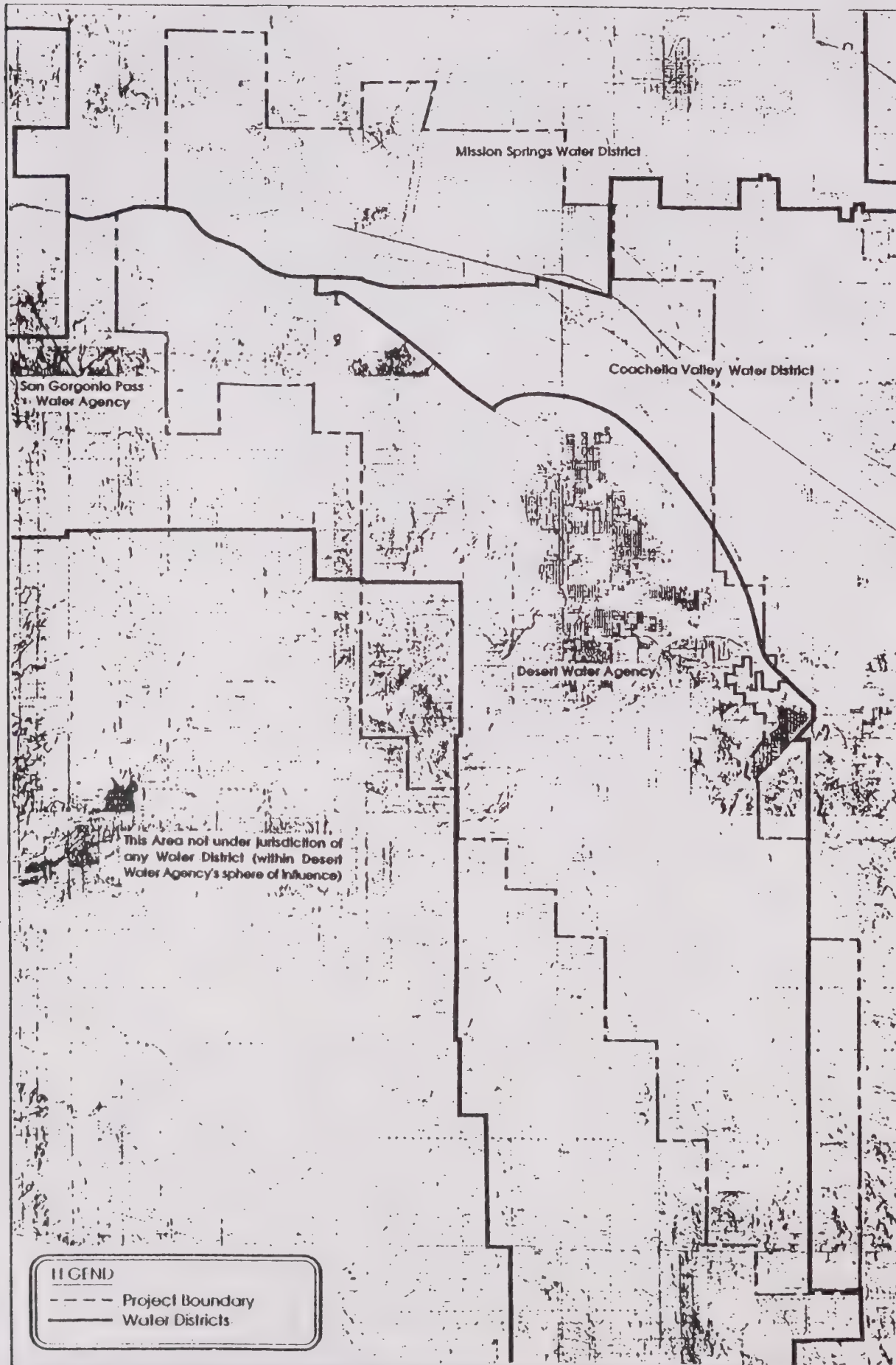
The mountain areas of the project area are composed of rock classified as non-waterbearing. Such rock types act as barriers to ground water movement, and are poor reservoirs, as they contain very little water within the rock material. These rocks may yield small quantities of water from within fracture systems, but well yields in these areas are small.

Shallow ground water is expected to be present in several springs within the project area. The best known and most documented of these is the Agua Caliente Springs near Indian Canyon Drive and Tahquitz Canyon Way in downtown Palm Springs. In this area, thermal spring waters flow to the surface. The Spring area is generally confined to an approximate 40± foot radius; beyond this, the ground water level drops dramatically.

Other springs are located within the Santa Rosa Mountains. These include Potrero Springs and Asbestos Springs, both near Asbestos Mountain at the southern end of the site. Very limited information is available in these mountain portions of the site. In some of the small valleys/drainage basins in the Santa Rosas with a limited depth of soil, ground water could be relatively shallow, at least seasonally. In the San Jacinto Mountains, the Chino Canyon cienaga, downstream of the Aerial Tramway Valley Station, is essentially dependent upon springs. As a consequence, the cienaga expands during relatively wet periods and shrinks during relatively dry periods. There are also small springs in Snow Creek Canyon, Falls Creek Canyon, Blaisdell Canyon and other canyons tributary to Palm and Tahquitz Canyons. These springs are localized and they do not have significant cienagas or oases associated with them.

Water is supplied to the currently-developed portion of Palm Springs, and to the major portion of the remainder of the planning area, by the Desert Water Agency (DWA), and to a portion of the planning area by the Coachella Valley Water District (CVWD), from various wells located throughout the City (see Water Districts map). Three streams (Snow, Falls and Chino Creeks) supply, on average, up to 5% of DWA requirements depending on annual precipitation. DWA adopted an Urban Water Management Plan in 1991 which gives an estimate of projected water use, describes conservation methods currently practiced, provides a schedule of implementation and describes supply deficiencies. Both agencies have indicated that they can expand their systems/facilities as development occurs. Actual construction of facilities, management of the existing groundwater supplies, and other issues such as availability, cost, quality and access will be the responsibility of the purveyors. CVWD currently has no wells in the area.

To further assure an on-going supply of domestic water to service the expanding recreation resort development occurring in the upper valley, CVWD and DWA contracted for State Project Water to meet the anticipated demand. The construction of the Coachella Aqueduct to convey State Project Water has not yet been undertaken. In the



LEGEND

- - - Project Boundary
- Water Districts

Water Districts

PALM SPRINGS GENERAL PLAN

DESERT WATER AGENCY

MILES

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meantime, CVWD and DWA have entered into separate agreements with the Metropolitan Water District of Southern California (MWD) to exchange their State Water Project entitlements for equal quantities of Colorado River Water from MWD's Colorado River Aqueduct. Since 1973, CVWD and DWA have been jointly recharging the Whitewater River Subbasin with Colorado River Exchange Water pursuant to the aforementioned agreements. Supplemental water supplies are assured through the year 2035.

The Whitewater River (Indio) groundwater subbasin lies within the Groundwater Management Area of DWA and CVWD, and it is presently in an overdraft condition, i.e. withdrawal exceeds natural and imported water recharge. Continued increases in demand generated by residential and golf course development will have significant long-term cumulative impacts on the groundwater supply. While the provision of recharge water has reduced the rate of overdraft, development in the Coachella Valley is expected to continue to reduce the amount of potable groundwater in storage.

To further reduce the impacts of development on Valley groundwater supplies, DWA has implemented wastewater reclamation projects to utilize secondary treated water for golf course watering. The Palm Springs Waste Water Treatment Plant has installed additional wastewater treatment facilities, providing DWA with water for secondary treatment. Until recently, secondary treated wastewater was permitted for golf course irrigation; however, changes in state policy require further treatment.

Sewer Service

Sewer services are provided by the City of Palm Springs. Both the Coachella Valley Water District and the Desert Water Agency also have sewer service capabilities within their respective areas outside the City; however, their facilities are located at some distance from the Palm Springs planning area. Effluent is currently transported to the Palm Springs Wastewater Treatment Plant on Mesquite Avenue near Gene Autry Trail.

The Palm Springs Wastewater Treatment & Reclamation Plant includes primary mechanical and secondary biological treatment of all sewer flows generated within the City with a current design flow of 10.9 million gallons per day. Secondary treated wastewater is sent to the nearby DWA tertiary treatment plant for further processing and subsequent distribution in irrigating parks and golf courses. Secondary treated wastewater that is not delivered to DWA is recharged to the groundwater basin through the City's percolation ponds. The combined treatment process has consistently met environmental and regulatory standards. This has been attested by the numerous awards presented to the City during the past years for excellence in operation, maintenance and safety.

A second treatment plant is currently proposed along Gene Autry Trail north of the Whitewater River to serve the northern portion of the planning area. Remote areas, especially those within hillside areas, may require the use of individual package treatment plants.

Solid Waste

The City of Palm Springs contracts with Palm Springs Disposal Services (PSDS) for solid waste collection services. Solid waste generated in the area is disposed of at the Edom Hill landfill which does not accept toxic waste. The existing sanitary landfill has sufficient capacity to accommodate solid waste beyond the next 30 years and no new landfills are currently being planned for the area. In an emergency, PSDS can also dispose of their solid waste at the Coachella landfill. This landfill is estimated to have a remaining life of 26 years. State-mandated source reduction and recycling will extend the life of current landfills. Additional capacity will have to be developed to accommodate future needs. Palm Springs Disposal, in cooperation with the City, currently provides voluntary curbside pick-up service for glass, aluminum and plastic recyclable materials for single-family residences.

Electricity

The planning area lies entirely within the service area of the Southern California Edison Company (SCE). SCE currently maintains major transmission lines across the planning area along with their normal distribution system. Because of the supply capacity of SCE, no significant impacts are anticipated from development in the planning area.

Gas

The planning area lies entirely within the service area of Southern California Gas Company (SCG). A major portion of SCG's transmission system currently passes through the planning area. SCG has indicated they are capable of servicing the ultimate requirements of the area.

Telephone

The planning area lies entirely within the service area of General Telephone and Electric Company (GTE). GTE has indicated that they are obligated to service this area, but extension of their facilities would occur only as development occurs. The costs of expansion would be borne by the developer with possible reimbursement by GTE.

Cable Television

Warner Cable of Palm Springs has indicated that any area within the City of Palm Springs, and possibly its sphere, will be served as development occurs.

Goal

- 8.A. Adequate and safe utility systems to support existing and proposed land uses.

Adequacy of Infrastructure

Objective

- 8.1. Adequate water, wastewater/sewer, solid waste disposal, storm drainage, electrical, and natural gas systems to meet the demands of new and existing development.
-

Policies

- 8.1.1. Require connection to the sewer system of all development at urban densities (one unit/acre or greater). Development at rural densities or areas with extremely difficult and/or expensive sewer construction may be accommodated by private septic systems provided there are no negative health and safety impacts subject to City Council approval. Percolation tests and sewage disposal evaluations shall be performed in accordance with the standards and requirements of the Riverside County Environmental Health Department prior to tentative map approval.
- 8.1.2. Require public utility improvements where existing systems are deficient as feasible.
- 8.1.3. Require the maintenance of existing water, sewer and storm drainage systems.
- 8.1.4. Explore the possibility of building wastewater treatment plants in areas of potential development which are inaccessible to the existing plant.
- 8.1.5. Provide for adequate trash removal (including recyclables), installation and maintenance of trash receptacles in public areas and regular street sweeping.
- 8.1.6. Require that new development be contingent upon the ability to be served by adequate sanitation collection and treatment, water, electrical and natural gas energy, telecommunication, storm drainage and other supporting infrastructure.
- 8.1.7. Maintain a record of the capacity and utilization of sanitation infrastructure serving the City, monitoring the impacts and demands of new development and, as necessary, managing development to mitigate the impacts and/or facilitating improvements.

- 8.1.8. Work with the City's water purveyors to provide and maintain water systems master plans with defined capital improvements schedules.
- 8.1.9. Monitor and periodically reassess rates for sanitation services for existing uses and connection and services for new development in the City, insuring that costs are equitably borne by beneficiaries.
- 8.1.10. Reclaimed water shall be used to irrigate large public landscaped areas and golf courses when available to conserve potable water supplies.
- 8.1.11. Promote and encourage environmentally sound management of the water basin.
- 8.1.12. Encourage CVWD and DWA, possibly through the influence of CVAG, to analyze the Valley's water basin resources based on anticipated buildout conditions of the Valley in a timely manner. This study should analyze the capacity and safe yield of the basin, with and without imported water, for use in individual planning efforts.
- 8.1.13. Encourage source waste reduction through a combination of programs including rate structure modifications, economic incentives, technical assistance and regulatory programs.
- 8.1.14. Encourage waste recycling through a combination of strategies, including voluntary source separation of recyclables for curbside, drop-off, and commercial/institutional collection, and the development and use of a regional materials recovery facility. Encourage the separation, collection at multiple drop sites and residential curbside, and the composting of yard waste. Unnecessary tree and shrub pruning shall be discouraged in order to further reduce waste. Encourage the establishment of special waste programs including, tire shredding and recycling, construction/demolition debris recycling, and infectious waste management.
- 8.1.16. Encourage the use of recycled materials in products and services obtained through City purchases and contracts.
- 8.1.17. The City shall revise, and update, on a periodic basis its master facilities plan for sewers.

Compatibility of Infrastructure With Land Uses

Objective

- 8.2. Public infrastructure improvements which are compatible with and complement development.
-

Policies

- 8.2.1. Continue existing programs to underground all existing overhead utility lines, including cable television, telephone and electrical of 35Kv and under, using Public Utility Commission funds. Encourage the formation of assessment districts to underground existing utility lines, especially those along rear property lines. The City shall work with Southern California Edison to establish priorities for Rule 20A undergrounding based on criteria such as aesthetics and development activity.

- 8.2.2. Undergrounding of high voltage electrical lines (35 kV and greater) shall occur with the development of appropriate technology.
- 8.2.3. Require that all new development install all on-site utilities and connections to distribution systems underground.
- 8.2.4. Require the relocation of native or required street trees which must be trimmed due to their relationship to overhead utility lines where possible and where trimming will damage the health of the tree. Where relocation is not possible, and the overhead utility lines are not anticipated for undergrounding in the short term, the existing trees should be replaced with a species which will not grow to a height to interfere with the safe maintenance of the overhead utility lines.
- 8.2.5. Require that infrastructure improvements which are visible along commercial street frontages and in residential neighborhoods be designed to visually complement the area in which they are located and sited so that they do not adversely impact access, visibility or the character of existing structures, unless there is no feasible and cost-effective alternative.
- 8.2.6. The shared use of major transmission corridors and other appropriate measures shall be encouraged as a means of preserving the aesthetic resources of the City and to lessen the visual impacts of such development. The City shall work with the appropriate agencies in developing these corridors for recreation use.

Financing of Infrastructure Improvements

Objective

- 8.3. Ensure that the costs of infrastructure improvements are borne by those who benefit.
-

Policies

- 8.3.1. Require developers of new projects to pay for the costs of construction and expansion of water, sewer/wastewater, and storm drainage improvements and other public utilities which are necessitated by that development.
- 8.3.2. Provide for the formation of benefit assessment districts in which those who benefit from infrastructure improvements pay a pro rata share of the costs.

Objective

- 8.4. Public funding support for infrastructure improvements which benefit the City as a whole.
-

Policies

- 8.4.1. Provide public funding of storm drainage and other infrastructure improvements when such improvements are needed to benefit significant City populations.
- 8.4.2. Apply collected cable television franchise fees solely toward the administration and regulation of the cable television franchise in Palm Springs.

IMPLEMENTATION PROGRAMS - PUBLIC UTILITIES

8/A. INFRASTRUCTURE

1. Enforce existing ordinances requiring and utilizing available PUC funds for the undergrounding of all overhead utility wires.
2. Coordinate public infrastructure improvements through the City's Capital Improvement Program.
3. Cooperate with and encourage public utilities to design and site public improvements so that they are well integrated with existing and planned development.
4. Enact ordinances which will promote water and wastewater conservation in existing facilities and make it mandatory for all new development.
5. Maintain in the City's ordinances requirements for the undergrounding of all on-site utilities and connections to local distribution systems by all new development. Permit a variance from this requirement if it can be demonstrated that such undergrounding would result in a significant hazard to the community, on approval of the Planning Commission.
6. Work with local businesses to identify and implement feasible methods of reducing the use and disposal of toxic wastes. In addition, the Zoning Ordinance limits the types of new businesses permitted in the City which use and discharge substantial toxic materials.
7. Water System Master Plan - Maintenance of current plans is the responsibility of the purveyors (DWA & CVWD). The preparation of such plans shall precede development. The City shall participate in the development of such plans and shall review the respective annual reports in regard to the General Plan process and to individual project evaluation.
8. Sewer System Master Plan - Maintenance of the current plan is the responsibility of the City of Palm Springs with updates as needed.
9. Prior to issuing building permits, the City shall request evidence from the CVWD, DWA or the MSWD demonstrating that they have instituted plans for the expansion of their facilities, at developer's cost, to provide adequate water supplies and treatment capacity for the projects being anticipated.
10. Prior to approval of any tentative map, the applicant, in cooperation with utility agencies, shall identify any easements which may be required for the proposed project. All facilities shall be located within public rights-of-way or utility easements dedicated with recordation of any final map.
11. The City shall require developers to notify utility agencies of their intentions to develop property as early in the planning process as possible to provide sufficient lead time to allow capital projects planning.
12. Installation of septic systems shall meet State Water Quality Control Board standards. Annual inspections by the City Public Works Dept. shall be required to ensure that these systems are operating as designed. The cost of such inspections shall be determined by the City and borne by the user.

8/B. FINANCING

1. Investigate municipal bonding programs to finance public improvements and maintenance costs.

2. Continue to implement a fee schedule for assessing new development on a prorated basis for the cost of new sewer and storm drainage systems.
3. Periodically, the City should monitor and reassess rates for sanitation/wastewater connection and service. These should reflect the costs of service and improvements and be equitably allocated to users according to demands. The City should consider possible surcharges for new development when capacity must be expanded.
4. Investigate a "build out capital needs assessment" to quantify the total public goods needs of the community including the financing systems in place to finance the improvements, any potential shortfall of funds and possible financial remedies.
5. Solicit funds for the improvement and maintenance of the City's public infrastructure from state and federal agencies when such revenue is available and the costs cannot be assigned to development projects.

8/C. CAPITAL IMPROVEMENTS

1. Continue existing, and expand as necessary, programs for the upgrade of storm drainage systems where they are deficient, using public and/or private funds.
2. Initiate a Capital Improvements Program for the upgrade of sewer systems, streets and public open space as required.

8/D. MASTER PLANNING & STUDIES

1. Update the sewer flow estimates (including the trunk sewers), as funding is available, based on present use and the General Plan. Monitor sewer flows on a regular basis to aid in developing reconstruction schedules.
2. Conduct an engineering and cost analysis, as funding is available, to determine the feasibility of constructing new wastewater treatment facilities to serve areas which cannot be served by the City's existing facility.

8/E. SPECIAL PROGRAMS

1. Provide and maintain trash receptacles in pedestrian corridors throughout the City.
2. Work with DWA and CVWD to promote water and wastewater conservation practices.
3. Modify the trash enclosure standards to provide for the placement of recycling containers and for convenient access and pick-up to be consistent with AB1327 by Sept. 1, 1993.
4. Pursuant to the California Integrated Waste Management Act (AB 939), the City of Palm Springs, along with other cities in the Coachella Valley, is preparing an integrated waste management plan through the Coachella Valley Association of Governments.
5. AB 2707 requires that each city prepare, adopt and submit to the county a household hazardous waste (HHW) plan which identifies a program for the safe collection, recycling, treatment and disposal of

hazardous wastes. In conjunction with its integrated waste management plan, the Coachella Valley Association of Governments is preparing a HHW plan.

6. Southern California Edison has developed the "Design for Excellence" program for industrial/commercial developments and "Welcome Home" for residential developments, and Southern California Gas has developed similar programs, which serve to encourage conservation of gas and electricity.

EDUCATION, CULTURAL & HUMAN SERVICES

Goals

- 9.A. Palm Springs as a regional center of art, culture and education.
- 9.B. Adequate education and cultural services and programs for the needs of the residents.

Educational Facilities

The City and its planning area is located within the jurisdiction of two school districts (see School Districts map). Most of the present City of Palm Springs corporate boundaries and a large portion of the planning area lie within the Palm Springs Unified School District (PSUSD). Approximately 16 square miles of the area lie within the Banning Unified School District (BUSD).

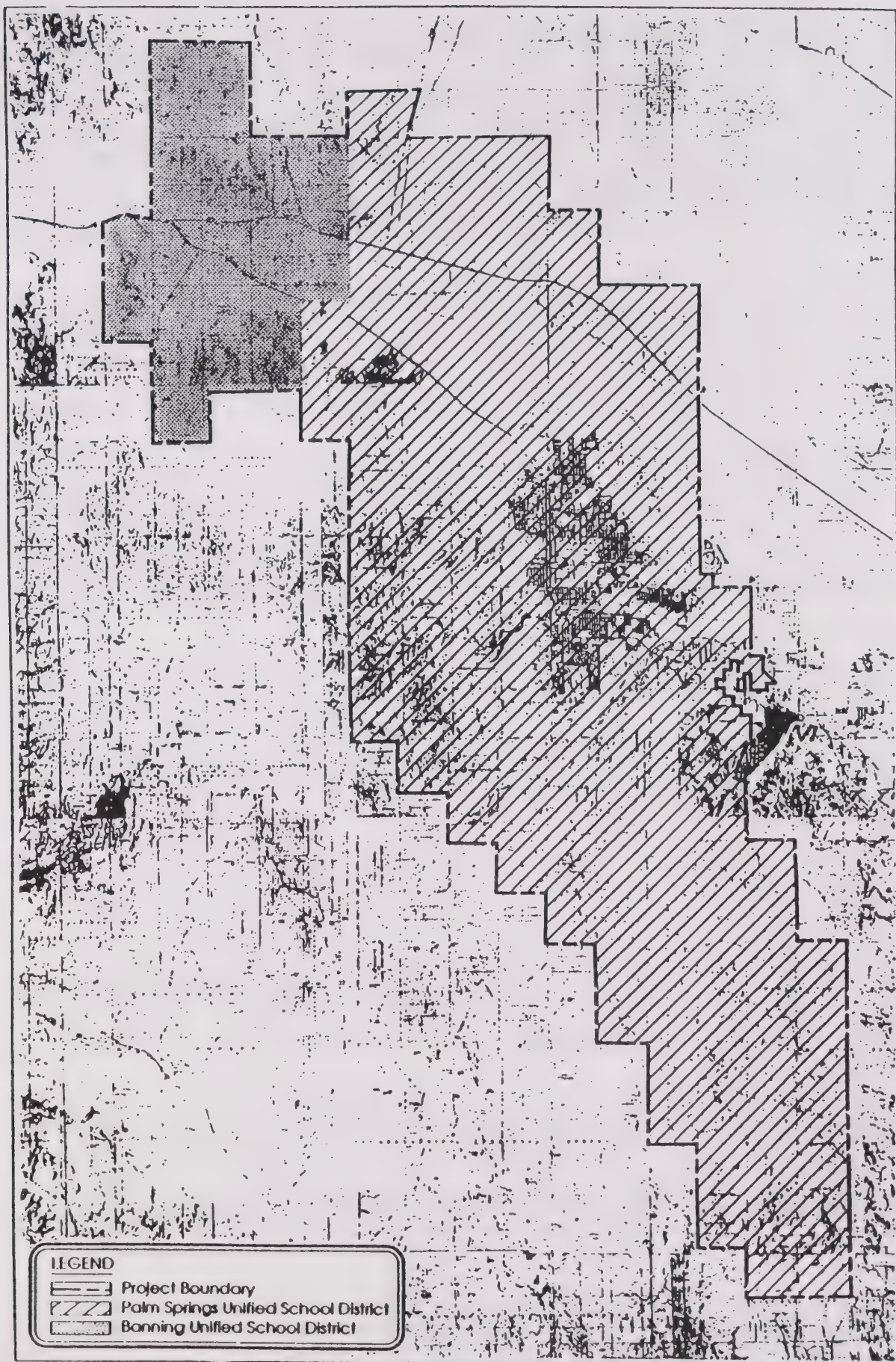
While the City currently contains a large number of elderly and childless households, changing demographics in the City suggest an increasing proportion of households with school-age children, further compounding current school overcrowding. New residential development being constructed within the school district, which extends from Palm Springs and Desert Hot Springs to Rancho Mirage, are taxing the existing physical facilities. Future physical expansion will be necessary, with funding only partially available through mandatory development fees earmarked for new school facilities. To further alleviate overcrowding, and to remain eligible for state funding, a year-round school concept is being implemented at severely-overcrowded elementary schools.

Palm Springs Unified School District




The Palm Springs Unified School District serves portions of the Cities of Palm Springs, Desert Hot Springs, Cathedral City and Rancho Mirage as well as unincorporated territory that includes Thousand Palms and North Palm Springs. Total student enrollment in the District was 15,600 in 1991. Total capacity (as of February, 1992) was 14,550.

Additional facilities to be built in the planning area to meet existing and future demand are described in the PSUSD's Long Range Comprehensive Master Plan. The general locations of these facilities are identified on the City's General Plan Land Use Map.

The Long Range Comprehensive Master Plan identifies the demand for school facilities using projections of student population based on anticipated increases in the number of housing units in the



LEGEND

-  Project Boundary
-  Palm Springs Unified School District
-  Banning Unified School District

School Districts

SOURCE:
PALM SPRINGS UNIFIED SCHOOL DISTRICT
BANNING UNIFIED SCHOOL DISTRICT

PALM SPRINGS CENTRAL PLANNING

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MILES



District. Land use designations from the various General Plans of each jurisdiction (City or County) in the District were used to identify the maximum densities possible and, thus, the maximum number of potential residential units at General Plan build-out. These numbers can be translated into total school population using a factor of .44 student per single-family dwelling unit, .22 student per multi-family unit and .35 student per mobilehome. Residential projects designated for use by senior citizens only are not included in the analysis of student generation rates.

To accommodate this growth, the District will need to add 22 elementary schools, six middle schools, two regular high schools, and one continuation high school throughout its jurisdictional boundaries. These figures are based on a maximum capacity of 795 students for elementary schools, 1,200 students for middle schools, and 2,400 students for high schools.

Sources of funding for capital improvements and operations originate with school facilities fees, state funding, and local funding. The Palm Springs Unified School District is authorized to collect school facilities fees in the amount of \$2.65 per square foot of residential development and \$.27 per square foot of commercial/industrial development.

State funding is provided to offset the difference between the costs of providing school facilities and the fees they are authorized to collect. Since 1988, state bonds have provided an average of \$800 million per year for school construction, rehabilitation and other related programs (i.e., emergency portable classrooms, air conditioning, etc.). Eligible projects have however outstripped available funds to the state program. There is currently a \$5 billion backlog in requests. A state school bond proposition was approved by the voters in June 1992. PSUSD won approval of a \$70 million bond measure before local voters in November 1992.

Local sources of funding for schools includes general obligation bonds, Mello-Roos Districts, special taxes, benefit assessment districts, sale of surplus property, tax increment financing, certificates of participation, and local revenue bonds.

A detailed analysis of the needs of the School District may be found in the 1991 Palm Springs Unified School District Long-Range Comprehensive Master Plan and the School District's 1992 Five-Year Capital Facilities Plan. The Capital Facilities Plan is updated annually; the Long-Range Plan is updated periodically as changing conditions dictate.

Banning Unified School District

There are no schools within the Banning Unified School District which are located within the area. The BUSD does not presently have a long range master plan, however, one is under development. The district presently utilizes funds from the State Leroy Green Lease Purchase Program and the General Fund. Funds from these sources will not adequately provide funding for new facilities in the district.

Several private schools, religious and secular, also serve school-age children in Palm Springs.

Community College District

College of the Desert, a public institution with its campus in Palm Desert, offers two-year degrees and preparatory-level education for four-year colleges and universities.

In addition, California State University, San Bernardino, offers four-year degree and teaching credential programs at a satellite facility at the College of the Desert campus.

Objective

- 9.1. Quality educational programs for children and adults.
-

Policies

- 9.1.1. Cooperate with the Palm Springs Unified School District and Banning Unified School District to ensure that quality educational services are provided to children in the City.
- 9.1.2. Encourage the School Districts to continue to provide adult education courses.
- 9.1.3. Encourage local educational institutions to provide continuing educational opportunities for residents of the City.
- 9.1.4. Encourage the establishment of public educational institutions within the Coachella Valley offering degreed (4-year and higher) programs.
- 9.1.5. Cooperate in the process to secure school impact fees from developers in accordance with State law. Cooperate with the school districts in the adoption of measures which provide funds for school facilities and programming.
- 9.1.6. Provide opportunities for the School Districts to review development projects for the purpose of assessing impacts to the school district. General Plan Amendments and Zone Change requests should be evaluated

according to the needs of the students anticipated to be generated by such action and the ability to finance related improvements and programming.

- 9.1.7. Preserve and protect existing and future school and library sites from excessive noise and traffic conditions and ensure compatible surrounding land uses.
- 9.1.8. Provide opportunities for internships for local residents and students of local educational institutions and participation of faculty and students in City-sponsored studies and analysis.
- 9.1.9. Encourage the participation of residents in the educational system where such residents can support the curriculum regarding their field of expertise.
- 9.1.10. Encourage the provision of a quality atmosphere (site planning, architecture, landscape, etc.) for educational institutions.
- 9.1.11. Encourage the amendment of school district boundaries such that the entire Palm Springs planning area is in the Palm Springs Unified School District.

Library

The general objective of library planning is to create a library system, offering a range of services, easily accessible to everyone. A library system means not only a distribution of physical facilities for maximum service, but also a structure of affiliations with other governmental units so that the local branch gives the user access to the fullest range of library resources. Palm Springs Library is linked with Riverside County and the State for the free interchange of books.

Sustaining a quality public library is deemed an essential component of Palm Springs' future. Through legislative mandate and long-standing tradition, the Palm Springs Public Library, under the direction of the Administrative Board of Library Trustees, strives to provide convenient, comprehensive and universal access to recorded information and educational opportunities for the City's residents, businesses and visitors. This access is necessary to ensure a well-informed community.

The Palm Springs Public Library serves the planning area. The Palm Springs Public Library, also known as the "Library Center," is located at 300 South Sunrise Way in Palm Springs. In addition to their regular book lending services, the Library provides regularly scheduled educational programs and films, adult literacy programs, audio and video recording circulation, and photocopy service. County residents also use the City library system under joint agreement.

Currently, the Library Center encompasses 33,000 square feet, contains approximately 131,200 volumes and is staffed by 32 full time equivalent employees. The library currently serves an

estimated population of 40,620 within Palm Springs in addition to a large portion of the Coachella Valley.

The current ratio of volumes to population is 3.23 volumes:person (131,198:40,620). The ratio of square feet to population is 0.91 square feet:person (37,000:40,620). While the ratio of square feet:population is currently better than the state and national standards of 0.5 square feet per capita, this does not take into account the additional population throughout the Coachella Valley served by the Palm Springs Public Library. Therefore, on this basis, and because the ratio 3.23 volumes:person does not meet the state and national standards of 5.5 volumes:person, the Library Center and its collection are considered inadequate.

An expansion of the Library Center has been planned for completion during the 1995 fiscal year at an estimated cost of two million dollars. Development within the area will accelerate the need for the expansion. Funding for the planned expansion is expected to be generated through grants, private contributions and the City's General Fund.

Objective

- 9.2. Library facilities which are comfortable, inviting and easily available to all residents and which exceed minimum standards for service.
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Policies

- 9.2.1. The hours of operation of the primary public library facility should be scheduled to permit at least weekly usage of that facility for virtually all of the City's citizens. This schedule should include at least 60 hours per week of "public services" access during the "season".
- 9.2.2. Neither residences nor businesses should be further than 15 minutes driving time from a public library site. Public transportation should deliver local residents to within 1/4 mile of a public library site.
- 9.2.3. The community shall endeavor to provide collection development revenues which will permit the acquisition of at least one new title per five residents during each fiscal year.
- 9.2.4. Encourage the expansion of Library services to meet the needs of the residents, such as book fairs, bookmobiles to serve seniors and the disabled, and acquisition and provision of additional multi-lingual/cultural books which pertain to the needs and interests of the City's residents.
- 9.2.5. Allow for the development of branch library facilities in areas designated for residential or neighborhood commercial use. Branch facilities shall serve an area of a 1-1/2 mile radius and a population of 25,000.
- 9.2.6. Encourage and provide appropriate linkages for the library's use of telecommunication and computer-based data banks for the storage, retrieval and display of information. Encourage the library's linkage to any

cable or fibre optic communication system linked to the City's residences, businesses and other educational and governmental facilities so that information can be accessed at locations other than the library.

- 9.2.7. Maintain the Library's structure of affiliations with other governmental units to provide the fullest range of library resources.

Cultural Programs

It is recommended that the community establish a Cultural Arts Board (perhaps an expanded Public Arts Commission), to promote the Arts in Palm Springs. The community should establish an on-going Festival of Arts. The resources available in the Palm Springs area are extensive and should be utilized. The Cultural Arts Board should be composed of representatives of the various forms of the art, and organizations and institutions interested in cultural.

A unique public facility and an attraction for thousands of visitors is the Desert Museum, whose building on Museum Drive is an attractive landmark in the community. The structure houses not only the museum exhibits but also a lecture hall, meeting rooms and an auditorium seating 1,000. The diverse studies and programs of the Museum are highlights in the educational and cultural life of the community.

Objective

- 9.3. Excellence, diversity and vitality of the arts in the City.
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Policies

- 9.3.1. Encourage and support a wide variety of theatrical, musical, dance and other performing arts productions in the City.
- 9.3.2. Encourage the publication and performance of books, short stories, play (live, theatrical, television and radio) and other products of Palm Springs writers.
- 9.3.3. Encourage the development of legitimate live-performance and movie theaters in the downtown area.
- 9.3.4. Encourage and organize permanent and temporary exhibits of paintings and sculptures in buildings and public and private open spaces as well as other visual art forms in the City.
- 9.3.5. Encourage private cultural organizations (dance, music and acting groups, art galleries, book and reading clubs, historical societies, etc.) to continue or expand their activities in the City.

- 9.3.6. Encourage and support the preservation of historic structures and sites, especially to educate residents and visitors regarding the "legend" of Palm Springs and to foster community pride and association. Provide for the presentation of the city's history at the Village Green Heritage Center.
- 9.3.7. Provide for the promotion of the arts at the Frances Stevens School/Park facility and other locations in the City.
- 9.3.8. Encourage the development of film schools, as well as schools for the arts in general, to capitalize on the city's historical connection to Hollywood and its continuing role as a film location. Continue to promote Palm Springs as an ideal center for film production.
- 9.3.9. Encourage and support the creation of an arts board, consisting of members of the various arts organizations, gallery associations, the City, the Desert Museum, and the Village Center for the Arts, for the purpose of providing common planning of activities and promotion.

Objective

- 9.4. A well-defined "Percentage for the Arts" program.
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Policies

- 9.4.1. Continue to require a percentage of public and/or private building construction costs to be allocated for "Art in Public Places" and the performing arts where possible.
- 9.4.2. Refine the guidelines for the City's "Percentage for the Arts" program to ensure quality art selection and placement.

IMPLEMENTATION PROGRAMS - EDUCATIONAL, CULTURAL & HUMAN SERVICES

General

- 9/1. Through the City's Zoning Ordinance standards and processes, facilitate the development of arts, cultural, educational, and related uses. Include standards for temporary and permanent artistic cultural, and entertainment events and activities within public and private buildings and open spaces.
- 9/2. Solicit state and federal funding for the City's educational, arts, and cultural programs when such revenues are available.

Education

- 9/3. New residential development shall be assessed as a part of the development permitting process according to its effects on increasing or decreasing enrollment in local schools. These impacts should be reviewed with the School District by direct communication of City staff with the District and/or evaluations by an EIR.
- 9/4. The City should initiate programs which provide internships to residents and students of local educational institutions. In addition, opportunities should be provided to students and faculty of local educational institutions to participate in City-sponsored studies.
- 9/5. The City of Palm Springs maintains a Public Information Office whose role is to disseminate information about the City to residents, business persons, visitors and the media. This is accomplished through new releases, publications (e.g. newsletters and brochures), and presentations and speeches. It is recommended that the City prepare and distribute publications regarding important land use policy and programs, which may include:
 - a. educational materials specifying techniques for property maintenance and renovation of structures
 - b. design criteria for new construction and renovations
 - c. information regarding available loans and grants for property renovation and revitalization
 - d. information regarding zoning ordinance and building code requirements (e.g. signage and landscape maintenance)
 - e. information regarding architectural, historical and cultural resources (description and walking tours).

Library

- 9/6. The Library shall ensure that adequate services are provided to the residents. Surveys of human service needs to be conducted by the Library shall address the adequacy of library services. Deficiencies and potential remedial actions should be outlined with the City Council. This shall include the identification of additional sources to fund improvements, such as developer fees, tax credits for contribution of books, audio visual equipment, and other sources and public fund-raising campaigns.
- 9/7. The Library shall expand its collection of books, audio-visual materials and other information which pertain to the interests and needs of the City's residents.
- 9/8. The Library should insure that the facility is linked to cable telecommunication, fibre optic, and other similar information transmission facilities as they are expanded in the City.

- 9/9. The Library shall use computer-based information systems so that they can be accessed at the library or by telecommunications at governmental offices, remote library terminals and/or private residences.

Cultural

- 9/10. The City should maintain and publish information regarding cultural organizations serving the City.
- 9/11. Provide specialized arts programs for children, adults, disabled individuals, senior citizens and members of cultural and/or minority groups.
- 9/12. Cooperate with private, commercial and public arts agencies, organizations and arts experts to provide diversified arts programs while minimizing duplication of effort.
- 9/13. Encourage the preparation of brochures by an appropriate arts or gallery association providing information regarding artists living and working in the City of Palm Springs and which encourage opportunities for their employment by businesses, individuals, cultural organizations and other groups.
- 9/14. Enhance the mechanism to encourage the provision of arts programs in private and public sector projects and areas.
- 9/15. Continue to provide adequate facilities for use by Arts Programs. Investigate the potential use of O'Donnell Golf Course as a site of a major art festival. Maintain the Frances Stevens School facility as a center for arts education.

PARKS & RECREATION

Palm Springs is not only interested in providing programs and facilities for its full time residents, but is also interested in providing adequate specialized facilities to promote visitor oriented recreational activities. Because of the unique requirements of this resort oriented community, a great deal of significance must be given to those resources that are related to the natural beauty and physical elements that support this desert vacation center.

The City can safeguard its future, insure property values, create and protect neighborhood stability by acquiring and reserving vacant properties for needed public facilities at this point in time. Later the opportunity may vanish, for land will disappear into housing, hotels and other uses.

In the community where leisure is, in a way, the economic base, and where relaxation is a way of life, recreation facilities are of special importance. The multitude of back yard swimming pools and beautifully landscaped private properties does not significantly reduce the need for a full range of recreational opportunities.

In coming years, the population will continue to increase. Families will have more time to spend in leisure activities. The proportion of the population over 65 years of age decreased between 1980 and 1990, but retired people will continue to choose Palm Springs for their home. Many families may choose it for their second home. And vacationers will visit Palm Springs in ever-increasing numbers, many of them staying for long periods. Here is a challenge to provide facilities and programs to make this leisure productive for the individual, the family, the neighborhood and the community.

The General Plan seeks to establish a system of facilities which will bring open space and recreation into the daily life of each person, offering mental and physical refreshment through change of environment and tempo of activity.

An important principle of recreation planning is that parks should be combined with schools wherever possible, creating true centers of neighborhood and community activities and assuring maximum use and economical provision of land and facilities.

These areas will serve to provide passive and active recreational activities for the residents of Palm Springs. Those areas where public park and recreational activities exist will provide a multiplicity of recreational functions as deemed necessary by specific plan proposals and will be related by linkage systems. Privately owned lands which are in an open space recreation use,

such as golf courses, will be designated and maintained as such through regulation. It is intended that these private open spaces shall be linked visually to the rest of the community.

The plan shows publicly-owned land incorporated into the open space system. Facilities such as schools and parks will actually serve an open space recreation function. Other facilities such as fire stations, civic center, etc., which do not serve as a recreational use, will be designated with the provision of visual amenity qualities as one of their primary design criteria.

The provisions for recreation and leisure time opportunities in a resort community such as Palm Springs are as basic as the provision of water, transportation and power to the normal urban environment. Palm Springs in adopting this General Plan has established goals and objectives which will guide and direct development of such facilities to maintain its position as the recreational oasis of the Southern California desert.

Leisure is the community's major economic base and relaxation keynotes its way of life. The basic resource of climate and a unique natural setting provide an underlying theme for the City's environmental development and recreation programming. This theme must be protected if Palm Springs is to effectively meet the leisure time needs of the resident and visitor alike.

There are approximately 130 acres of City-owned and developed park land within the City of Palm Springs. Utilizing a population estimate of 40,620 the current ratio of developed park land per 1,000 residents is 3.1 acres per 1,000 population. The City-owned parks include Desert Highland Park, Victoria Park, Ruth Hardy Park, Sunrise Park, and DeMuth Park. All City parks are maintained by the Parks and Recreation Division of the City's Public Works Department.

There are many other recreational facilities nearby. Several public golf courses can be found within the City limits. These include the Mesquite Country Club and Palm Springs Municipal Golf Course. Several private golf courses are also located within the City of Palm Springs. In addition, there are many other public and private golf courses located throughout the Coachella Valley. Other recreation areas, such as the Murray, Andreas and Palm Canyon sites, are located nearby. These are operated by the Agua Caliente Band of Cahuilla Indians. A system of hiking/equestrian trails are located in the southern portion of the City of Palm Springs in the Palm Canyon area.

Other recreational facilities include the Palm Springs Aerial Tramway at the north end of the City. Accessible from the top of the Tramway, or from Highway 243 near Idyllwild, is the 13,522-acre Mount San Jacinto State Park. South of the Coachella Valley is the Salton Sea State Recreation area which offers camping at several

sites, boating, fishing, swimming, hiking and picnicking. Lake Cahuilla County Park in the nearby City of La Quinta offers camping, swimming, fishing, hiking/equestrian trails and boating. The huge Joshua Tree National Monument is located approximately 55 miles north of Palm Springs, and the 1200-acre Living Desert Nature Preserve is located to the southwest, in the City of Palm Desert.

Goals

- 10.A. Preservation of the distinctive visual beauty of the area.
- 10.B. Recreation and recreation facilities and programs to service the residents and visitors and to supplement the vacation-oriented resort establishments.
- 10.C. A comprehensive park and recreation system for the residents at neighborhood, community and regional levels.
- 10.D. An adequate amount of open space to upgrade neighborhood development, give community scale, focus and identity to neighborhoods, and to achieve a natural sense of openness as an integral part of urbanized areas.

Objective

- 10.1. Quality parkland and recreational facilities in the City in conjunction with anticipated growth.
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Policies

- 10.1.1. Increase the supply of parkland in the City, improving the standards of park space per resident through public and private acquisitions and improvements. Aim to provide a minimum of 5 acres of local recreation land, public and private, for each thousand permanent residents in the City.
- 10.1.2. Park and recreation facilities should be distributed throughout the entire city as related parts of a unified, balanced system, with each site centrally located with its service area and establish as many dual purpose facilities as possible.
- 10.1.4. Supplementing park and recreation needs with private facilities.
- 10.1.5. Preserve existing park space and recreational facilities, especially open turfed areas and trees, while allowing for the redesign, reconfiguration and replacement of existing spaces and facilities to increase their recreation potential and usability.
- 10.1.6. Establish a timetable for public funding the acquisition and development of parks and recreational facilities in neighborhoods in which there is a shortage of parks.

Objective

10.2 Development programs and classifications for all parks.

Policies

10.2.1. Specialized Parks

Specialized Parks may be established where any combination of the following open space and conservation goals are compatible with public recreational use:

- a. Maintenance of scenically aesthetic open and natural settings.
- b. Provision of open space linking major recreational open space reservations.
- c. Provisions of a haven for the wildlife and plant life which presently exist; and/or
- d. Provision of a proper flood plain and a flood prevention program for the protection of the public health, safety and welfare.

Of particular interest to Palm Springs is the provision of adequate specialized facilities to promote and service visitor oriented recreational activities. Because of the unique requirements of this resort oriented community, it is impractical to relate this need to any specific standard. A great deal of significant must be given to those resources that are related to the natural beauty and physical elements that support this desert vacation center. Emphasis is placed on the outstanding attractions in Palm Canyon and Tahquitz Canyon under the Tribal Council control and Tachevah Canyon. Special value is also given to the state developments on Mount San Jacinto in conjunction with the Palm Springs Tramway. An inventory of regional recreation areas would certainly be deficient without recognizing the value of the desert washes and the myriad of attractions associated with their space and beauty.

Specialized Parks will provide facilities and uses which are regional in nature and draw from the entire northern Coachella Valley. They will be capable of handling limited groups of residents and tourists with varying interests thereby augmenting existing parks and recreational facilities. The facilities to be established or enhanced could include recreational uses found in a typical neighborhood park and others that are unique to this area and which have regional significance. The Specialized Park should also provide a focal point for the bikeway and equestrian trail systems which are ultimately intended to traverse the length of the Coachella Valley. It will also tend to reinforce the active and passive recreational functions for which the Coachella Valley is famous and upon which its prosperity relies.

Locally, the implementation of the Plan can provide certain recreational facilities and activities for the enjoyment of the residents otherwise unobtainable in other parts of the City. The Specialized Park, for instance, provides a backbone for the proposed City bikeway and horse trail plans. Linkages can currently be created between the numerous existing open space and recreation areas. These linkages will, for the most part, have to be protected from traffic hazards and other obstructions.

These facilities usually provide a specific function or event that is supplemental to basic daily needs. Events rarely occur on a daily or weekly schedule and facilities are geared to service city or area-wide functions emphasizing specialized requirements.

It is recognized that numerous privately-owned tourist attractions are provided as part of major commercial developments. These facilities offer some relief to the overall problem. However, because of their restricted usage, they can be given only incidental consideration in determining needs.

A Specific Plan shall be developed for each Specialized Park which shall consider the following:

- (a) Compatible private and public recreation facilities and activities that will complement the Specialized Parks and enhance their regional scope.
- (b) Coordination of development within the Specialized Parks with adjacent land uses. Provide recreational uses which will cater to the needs of the population which surrounds it.
- (c) Possible involvement and participation of special interest groups as an integral, supportive part of development of the Specialized Parks.
- (d) Parking facilities to be limited to related points of interest/activity and not serve trail facilities exclusively.
- (e) Architectural elements which repeat a consistent theme through the use of similar materials and architectural style, reflecting the historical aspects of the site and the community.
- (f) Landscaping materials and design which reflect the natural desert landscape with the purpose of retaining the desert character within the heart of the City. Adequate irrigation shall be provided to ensure proper establishment and maintenance of plant materials. Volunteer plant materials should be encouraged where they don't impede the proper functioning of the recreation facilities.
- (g) Facilities of special interest such as interpretive centers and areas which highlight regional biological resources. Other facilities which shall be developed in the regional park include pedestrian, horse and bike trails, linear or nodal parks, and park furniture.
- (h) Linkage systems in the form of bike paths, pedestrian walks, linear parks and horse trails. Scenic Recreation Areas shall be part of the open space network and shall include, and link together, Tahquitz Wash and Canyon, Palm Canyon Wash and Canyon, the Whitewater Wash and the San Jacinto & Santa Rosa Mountains.
- (i) The predominant feature is to be, insofar as possible, undisturbed natural terrain.
- (j) Scenic Recreation Areas are to reinforce Palm Springs' historic ties with and reinforce portions of the desert.
- (k) Scenic Recreation Areas should be active, not passive, areas, attracting residents and visitors.
- (l) Pursue negotiations with the Tribal Council to protect the natural beauty and establish availability to the public of canyon entrances with particular emphasis on Tahquitz and Palm Canyon.

10.2.3. Community Parks

A community park is a facility with specialized facilities geared to service programmed activities for a community of from fifteen to twenty thousand people. This park would provide the large, high-investment type of facilities, such as lighted ball fields, craft and recreation buildings, amphitheaters and bandshells. Community centers, where planned, should also provide local neighborhood requirements. Fifty to seventy-five percent of the total area should be landscaped. The City shall aim to provide 2.5 acres of community park land for every 1,000 residents of the City of Palm Springs.

- (a) Size: ten (10) to thirty (30) acres; the minimum may be reduced to six (6) acres if combined with another facility.
- (b) Service area: one-half (1/2) to three (3) miles, or a maximum of four (4) square miles.
- (c) Whenever possible, community parks shall be oriented towards serving the needs of multiple neighborhoods.
- (d) Facilities should include: gymnasiums and swimming pools; passive open space; bicycle/skateboard facilities; croquet and lawn bowling facilities; and field oriented activities such as baseball, football and soccer.
- (e) Such parks may include special purpose areas such as, but not limited to, ecological preserves, municipal golf courses, amphitheatres, and picnic areas and gardens.
- (f) A recreation center may be provided, including facilities for, but not limited to, multi-purpose class and assembly rooms, food preparation facilities, general storage, administrative office, restrooms and changing facilities.

- (g) Adequate parking shall be provided.
- (h) Facilities should be sited for easy access and promotion and to serve the greatest number of people possible.

10.2.4a. Neighborhood Parks

Neighborhood parks are the anchor of the recreation system. Close to homes, they are planned primarily for young children but should be tailored to serve the neighborhood population. Each neighborhood should be served by a neighborhood park. The exact nature of each will be determined by the particular needs of the individual neighborhoods. A neighborhood park provides the basic walk-to type recreational facilities and open space to service the day-to-day needs of a specific neighborhood. The park should be located adjacent to an elementary school which is already providing playground facilities. Seventy-five to ninety percent of the neighborhood park-playground would be devoted to organized facilities; the remainder should be landscaped. The City shall aim to provide 2.5 acres of neighborhood park land for every 1,000 residents of the City of Palm Springs.

- (a) Land dedicated for neighborhood recreation parks purposes may be dedicated to a community association for private maintenance or to the City for public maintenance, at the option of the City. Standards pertaining to public neighborhood parks shall be applied to privately-owned and -maintained parks.
- (b) The entire park area shall be graded and improvements may include adequate drainage, landscaping, irrigation, walkways and lighting.
- (c) The detailed landscape and equipment specifications employed by the City shall be incorporated.
- (d) Neighborhood parks shall be located centrally to the residential development served.
- (e) If centralization can be achieved, neighborhood parks should adjoin an elementary school or school site and shall be a logical extension of the school ground.
- (f) Minimum size: one (1) acres; maximum size: twelve (12) acres.
- (g) Service area: one-quarter (1/4) to one-half (1/2) mile radius; the farthest dwelling unit served should be located at a distance no greater than three-quarters (3/4) mile. Designed to serve approximately 3-5,000 people.
- (h) Minimum improvements could include the following:
 - 1. Foot paths shall be of conditioned local materials.
 - 2. One two-acre site shall be planted and maintained as a grassy area.
 - 3. Two of the following: children's play area (in addition to tot lots); sports fields (1 baseball/softball diamond/6,000 people; 1 football/soccer field/1,500 people); basketball/volleyball areas.
 - 4. When a neighborhood park serves a predominantly retirement community, a multi-purpose community center building may be provided in lieu of the recreational improvements required above.
- (i) Access to privately-owned parks shall be limited to greenbelts, paths and trails, and other access restricted to homeowners and their guests.
- (j) When development is impending and fees will be paid in lieu of dedication, the City shall, whenever possible, obtain fixed price options to acquire the land to be developed as a neighborhood park. Said options shall be exercised when fees are collected. When such options are held by the City, the fees in lieu of dedication may be determined by a prorated share of the total option price.
- (k) Adequate parking facilities shall be provided.

10.2.4b. Mini-Parks. Acquire and develop properties as mini-parks where it is not possible to acquire sufficient acreage for neighborhood parks, under the following conditions:

- (a) A mini-park shall be of sufficient size and designed to be compatible with adjacent uses;
- (b) A mini-park should be located on street corners and cul-de-sacs, where possible;
- (c) Mini-parks shall be designed to meet the particular needs of residents of the area they serve, i.e. seniors, families with children;
- (d) Mini-parks shall be designed to prevent impacts on adjacent residents;
- (e) Mini-parks shall be patrolled regularly during evening hours to prevent criminal activity and impacts on adjacent residences; and
- (f) There shall be no reduction of the City's supply of housing due to the acquisition of the site.
- (g) Excess street rights-of-way should be used to create linear parks where appropriate.

10.2.4c. Tot Lots

- (a) Size: less than one (1) acre.
- (b) One (1) multi-purpose play structure shall be installed.
- (c) When tot lots are located next to a public street, a fence with vertical members not more than nine (9) inches apart shall be constructed.
- (d) Play areas shall be constructed of drained sand and/or grass. All sand areas shall be at least 18 inches deep.
- (e) Play areas shall be adequately landscaped to provide shade and relief from the sun.
- (f) A minimum of two benches shall be provided and placed in such a manner as to facilitate supervision of play.

10.2.5. Golf Courses

Palm Springs' reputation as a golf resort has already been established through development of fine courses in the area, headline tournaments, and effective national publicity. The sport is important to residents and visitors alike.

One 18-hole course per 17,500 resident population, or one per 24,000 combined resident-tourist population should be the minimum standard for a resort community which emphasizes golf as a major attraction. Several of the courses should be public. A lease or lease-purchase arrangement might be explored as a device to hasten development of some of the proposed courses. Golf courses should be convenient to hotels and multiple residential areas, and night lighting should be considered.

- (a) Initiate a program for expanding the existing Municipal Golf Course to a total of 36 holes.
- (b) Encourage and support the development of new golf courses as part of major projects within a specific plan area.

Objective

- 10.3. Establish criteria to evaluate park development proposals, making sure that the criteria contains the flexibility necessary to recognize design and terrain uniqueness of a particular site.
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Policies

- 10.3.1. Acquire or reserve land for park facilities as far in advance of development as possible.
- 10.3.2. Encourage the Palm Springs Unified School District to make the playground, play fields and auditoriums of City schools available to local residents for recreational use after normal school hours and on weekends.
- 10.3.3. Require that new residential development provide recreational or open space facilities on-site or contribute fees to the public development of additional facilities to offset additional demands generated by its resident population. Require that new commercial development provide open space facilities on-site for passive or active recreation or contribute fees for the public development of such uses.
- 10.3.4. Require that active recreation areas provide for shade and water to encourage park use in our desert climate. Facilities should allow for late-day and night use.
- 10.3.5. Recommend that the Riverside County Flood Control District, the Coachella Valley Water District, and the various other utility districts design their facilities and easements to allow for recreation and park use.
- 10.3.6. Encourage new commercial uses to incorporate meeting rooms and other facilities, as appropriate to the use, which would be made available to the City and community groups for public meetings and encourage existing uses with such facilities to make them available for this purpose.

Provision of Recreational Programs

At the present time several agencies within the City of Palm Springs are engaged in services which affect the leisure time pursuits of the people. Most of these agencies act independently of each other, causing at times, competition for patrons, facilities, and community support. This competition has caused certain duplications of programs and facilities that seem unnecessary.

Some of the agencies in Palm Springs that are now engaged in the recreation program area are the service clubs, Boys' Club, Youth Center, Press Club, the Palm Springs Unified School District, Desert Museum, Valley Players Guild, Tri Arts, Little League, American Youth Soccer Organization (AYSO), youth agencies such as Girl Scouts and Boy Scouts, and the Parks and Recreation Department of the City of Palm Springs. Some of the above organizations derive a great share of their operating capital from the United Fund. Many other agencies or facilities contribute to the total recreation program for this community such as the Indian Tribal Council and their canyon holdings, the Palm Springs Airport and the many privately operated golf courses, tennis facilities and swimming pools. Since all of these organizations or agencies are service oriented, it is obvious that they are primarily interested in the general welfare of all citizens of Palm Springs. Coordinated effort can certainly produce more effective and efficient programming which would result in more comprehensive coverage of needs.

Objective

- 10.4. A diversity of programs and facilities to meet the needs of all individuals and groups in Palm Springs with special attention given to the elderly, handicapped and economically disadvantaged.
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Policies

- 10.4.1. Conduct ongoing needs assessment and evaluation of demands for recreational activities and public meeting facilities and modify programs where necessary to meet these demands, provided that adequate funding is available.
- 10.4.2. Develop recreational facilities and programs to meet the needs of all population segments.
- 10.4.3. Accommodate unique social, cultural and ethnic needs in the design and programming of recreational spaces and facilities, considering especially the needs of children, elderly and disabled.
- 10.4.4. Notify the City's residents of the types of recreation and programs available and encourage their participation.
- 10.4.5. Incorporate areas for both active and passive recreation in parks and facilities and ensure that these are accessible to all age groups, as practical.
- 10.4.6. Encourage and support the establishment of an advisory council which would:
- a. Coordinate and recommend on all recreation programs and special events sponsored by the variety of organizations and interest groups within the City of Palm Springs.
 - b. Disseminate information on all programs and events proposed and issue a calendar of events.
 - c. Coordinate the production of those community programs that are needed and that do not necessarily fall under the jurisdiction of any existing organization.

Park Safety, Accessibility & Compatibility

Objective

- 10.5. Parks which are accessible and safe for their uses and compatible with adjacent residences and commercial uses.
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Policies

- 10.5.1. Ensure that all parks are adequately illuminated for safe use at night if open. Lighting shall be designed to not spill onto adjacent residential properties or be a hazard to motorists on adjacent streets.
- 10.5.2. Provide for the supervision of park activities and promote enforcement of codes restricting illegal activity.

- 10.5.3. Consider re-designing and siting of existing public restrooms in parks to discourage illicit and illegal activities.
- 10.5.4. Design parks and site their activities, buildings, outdoor facilities, people-gathering areas, lighting, parking areas and other elements so that they do not adversely affect adjacent uses.
- 10.5.5. Restrict and control nighttime park use so that adjacent residences are not adversely affected.

Park Design, Landscaping & Maintenance

Objective

- 10.6. Park and recreational facilities which are designed, landscaped and maintained to promote a high quality of recreational experience.
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Policies

- 10.6.1. Monitor, review and access design, landscape development and maintenance of parks, ensuring that quality standards are established commensurate with intended park and facility function and their impact on the surrounding area.
- 10.6.2. Encourage variety in the design of park facilities to enhance the lifestyle of residents to be served.
- 10.6.3. Install new and replace existing landscaping where it is severely deteriorated, inappropriately located for park activities and incompatible with other landscape and adjacent uses.
- 10.6.4. Ensure that (a) new development of buildings, open air facilities and landscape is unified, functionally related to improve efficiency and compatible with adjacent uses, and (b) landscape locations and species are coordinated with architectural and site design.

Park Facility & Program Financing

Acquisition of sites is an important step toward developing a recreation system. The core of the system is programming the development and use of all the community's recreation resources.

Recreation programming should utilize the full resources of the community -- its skills, its facilities, its spirit and interests. Clubs, business institutions, individuals can express their special interests through participating in the development of recreation facilities and programs.

As a condition for approval of a final subdivision map, to require by ordinance the dedication of land, the payment of fees in lieu thereof, or a combination of both, for park and recreational

purposes be enacted by the City of Palm Springs. By enacting such an ordinance, the responsibility for neighborhood park development would fall on the developer of the subdivision which would be serviced by such a park.

Objective

- 10.7. Ensure that the costs of park and recreation facilities and programs are borne by those who benefit and contribute to additional demands.
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Policies

- 10.7.1. Require that developers contribute to provide parks and recreational facilities to offset additional demands brought about by new development.
- 10.7.2. Accept gifts and dedications of parks and open space when the conditions of acceptance do not place an undue burden on the City.
- 10.7.3. Encourage the development of recreation programs by non-City public and private sports organizations to involve more children and adults in outdoor recreation activity, using volunteers to operate and maintain programs wherever possible.
- 10.7.4. Wherever feasible, the City shall utilize joint power agreements with other public and/or non-profit agencies for park development and maintenance.
- 10.7.5. Wherever feasible, the City shall assess additional fees for participation in recreation programs and for use of park facilities by non-City residents.

RECREATIONAL TRAILS

The General Plan proposes a complete system of riding and hiking trails which will permit hikers and riders to explore Palm Springs and its environs. The trails should follow natural water courses and usable mountainous areas, and utility corridors, offering a variety of surroundings and terrain. In areas of gentle topography, bicycle paths might be developed in conjunction with these trails.

An equestrian trail system to provide for all types and intensities of riding has been indicated on the General Plan. This system of trails ties in with the overall system developed by the Desert Riders and is coordinated with the Riverside County System. There could be private equestrian centers in the rural residential portions of the community, or as part of Scenic Recreation Areas, where horses could be stabled for those residents who would prefer

to have horses but not on their homesites. Such centers shall be directly served by the trail system.

Trail stops, with water, shade, picnic tables, and comfort stations are proposed at six-to-ten mile intervals. Where possible, these stops are combined with parks or golf courses. Where such stops occur in large park sites, camping and nature areas could also be developed. Trail stops should be accessible by service road. The system should be flexible enough to permit integration into a County or State trails system.

Like golf courses, riding and hiking trails are of special importance in Palm Springs; interest in equestrian activities runs high. This trail system would mean another type of recreational opportunity, convenient to the City, yet offering a refreshing change of environment.

Objective

- 10.8. Protect the hiking, biking, jogging and horseback riding interests and needs in the City by maintaining existing trails and by promoting the development and expansion of the City's trail systems for the purpose of providing a safe and viable form of recreation and circulation.
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Policies

- 10.8.1. Acquire rights-of-way in fee or easement for the City's trails systems, as depicted on the Land Use/Circulation Map and the Master Plan of Bikeways/Trails, and encourage its logical development, avoiding unrelated trail segments.
- 10.8.2. Institute joint agreements and encroachment permits, where possible, with the public and private sectors (e.g. utility companies, water districts, development companies and homeowners associations) that control easements and unused rights-of-way for the purpose of incorporating such lands into permanent trail linkages throughout the City.
- 10.8.3. Acquire open space easements, where feasible, from private landowners for trail corridors in return for tax incentives.
- 10.8.4. Develop trail standards, as necessary, that allow for a comprehensive and safe trail system, including adequate width and signage. Surface drainage of trails along hillsides shall be provided so as not to affect the stability of the hillsides. Drainage devices sufficient to control runoff will be provided as needed.
- 10.8.5. Develop and adopt an inspection and maintenance program that addresses the condition, maintenance and safety of the trail system.
- 10.8.6. Recognize the Whitewater River Wash, the Palm Canyon Wash and the Tahquitz Wash as valuable open spaces and community resources, encouraging the preservation of their recreational trail heritage. Seek to develop trails and related limited facilities for horseback riding, hiking, bicycling and jogging in the

Washes that interconnect with City parks and recreational areas, and provide linkage opportunities between open space areas and other desert cities and trail systems.

- 10.8.7. Recognize the significance of mountainous areas as a recreational asset, encouraging the development of equestrian and hiking trails as depicted on the Trails Map. Such trails should avoid habitats and critical water sources for rare and endangered species.
- 10.8.8. New residential developments that include recreational land uses shall incorporate appropriate equestrian and bike trail connections to the City-wide recreational system.
- 10.8.9. Investigate an inter-City/County cooperation agreement for the development and maintenance of trail systems.
- 10.8.10. Maximize and insure the linkage of existing and proposed trail systems (pedestrian, bicycle and equestrian).
- 10.8.11. Provide for multiple-use trails where feasible unless safety considerations warrant facility separation.
- 10.8.12. Provide appropriate supportive facilities related to recreation trails (rest stops, drinking fountains, restrooms).
- 10.8.13. Examine and evaluate potential ties to existing public and private facilities (Sunrise Plaza, High School recreational facilities).
- 10.8.14. Plan the integration of the following existing or proposed features:
 - Tahquitz Flood Control Project (equestrian and bikeway facilities)
 - Tahquitz Canyon Historic Site
 - Fairchild's Bel Air Greens
 - Mesquite Country Club
 - DeMuth Park (soccer, baseball and other recreation facilities)
 - Equestrian Center
 - Municipal Golf Course and proposed expansion
 - Desert Preserve
 - Regional and City-wide Bikeway Systems
 - Sunrise Plaza/High School Complex

IMPLEMENTATION PROGRAMS - PARKS & RECREATION

10/A. ADMINISTRATIVE ACTIONS

1. The City shall regularly review the recreational use of City parks and other available recreational resources. This will include:
 - a. review of the demographic characteristics of City residents and recreation users
 - b. evaluation of the level of service and demands at existing facilities
 - c. public hearings on the adequacy of parks and recreation services and facilities
 - d. five-year comprehensive community surveys and market analyses to assess needs and demand

Based on the evaluation of needs, an updated recreational program shall be developed.

2. Contact the Palm Springs Unified School District and investigate the feasibility of utilizing the open space play areas of the schools for the public after school hours. This should include the consideration of expenditure of City revenue to provide additional security for school facilities and upgrading of the site's recreational areas.
3. Encourage private contributions to recreational programs vis-a-vis the Chamber of Commerce, DBID and other local business associations.
4. Formulate master plans for city parks. These should provide for
 - identification of activities and functions, by location
 - structures
 - open-air recreational facilities (e.g. baseball diamonds, tennis & volleyball courts, soccer fields)
 - landscape
 - parking
 - access
 - lighting

These should provide for the consolidation of existing "built" facilities, multiple use of parking lots/structures, and buffers with adjacent uses. Public workshops should be considered during their formulation.

5. No less often than once every five years review the site design, landscape development, and maintenance of parks, recreational buildings and community facilities. This evaluation should consider their effectiveness and efficiency in accommodating recreational activities, costs of operation and maintenance, rate of deterioration and replacement of equipment and landscape, safety of users and tenants of adjacent properties, adequacy of lighting and defensible space elements, compatibility with adjacent uses, and other pertinent measures.
6. Establish design standards for the development of mini-parks, ensuring compatibility with adjacent areas.
7. Continue and enhance cooperation between the Parks & Recreation Department and the Police Department regarding safety in parks.
8. Formulate a master plan for recreational trails.
9. Formulate policy to control and guide the use of publicly-owned lands by volunteer organizations and groups.

10. Pursue negotiations with the Tribal Council to protect the natural beauty and establish availability to the public of canyon entrances with particular emphasis on Tahquitz, Palm and Andreas Canyons.
11. Investigate with the County of Riverside the development of a regional park and recreation system.

Development of Volunteer Improvements on City-Owned Lands

Background

During past years the City of Palm Springs has acted on numerous requests from volunteer youth groups and civic organizations for the use of park lands for the construction of various types of recreational facilities. Original approvals were granted on the basic and relatively simple concept of attempting to assist in the provision of worthwhile activities and facilities of benefit to various special interest groups within the City. This open policy, or lack of policy, invariably creates an ever-widening spiral of decisions that tend to confuse and, in fact, obstruct the effective development of a park system to service the total populace. Without strict guidelines that control the use of park lands it is difficult, if not impossible, to achieve continuity of design and operation.

Park property, by its very nature, implies unrestricted benefits to the general public with development adhering to normally accepted concepts which produce facilities for the use and enjoyment of all citizens. Exclusive usage by any specific organization abrogates the rights of other members of the community and regardless of the overall benefits to the City, uncontrolled action of this type will create conflicts and prejudices which tend to negate the original justification and intent.

Volunteer improvements to park lands can and should be guided to produce desirable results of benefit to the entire citizenry. The City of Palm Springs should encourage these efforts where they definitely perform a needed recreational function.

To realize the obvious benefits of volunteer construction and still protect the integrity of the park system, it is recommended that the following policy be adopted.

General Policy

- A. The City of Palm Springs shall encourage the development of recreational facilities by youth organizations and civic groups on park areas provided:
 1. The proposed facility fulfills a community recreational need.
 2. The facility will be available for general public use.
 3. The function and location conforms to the overall master development plan of the park.
 4. The architecture would be harmonious with existing or proposed structures.
 5. The construction would conform to City building codes and standards.
 6. Each permanent unit, as it is completed in accordance with City standards, will be donated to the City of Palm Springs.
 7. The City shall have complete control over use of the facility and the donating organization shall accept the assurance of reasonable use under normal operating procedures of the City.
 8. The organization agrees to complete the facility within a specified period of time as determined by the City.
 9. The organization shall agree to avoid all commercial advertising.

10. The organization shall enter into a written agreement with the City of Palm Springs.
- B. Upon acceptance of units identified in agreement, the City shall assume basic maintenance responsibilities as determined by the City.
- C. Where volunteer improvements as proposed by the donating agency do not meet minimum theme standards, the City may allow temporary use of City lands if other details of policy are met. Under these conditions the donating organization must provide all maintenance and assume all liability for use of facility. The City may require the organization to provide insurance covering the liability as necessary.

10/B. ACQUISITION & FUNDING

1. Establish and implement a park and trail acquisition program to meet current and future needs. Such a program shall include the following:
- a. Identify potential park sites and trail segments by monitoring real estate activity in the City. When a site is made available on the market, the city should consider its appropriateness for use as a mini-park or trail or, if contiguous with existing parks or trails, as an extension of that facility based on
 - configuration and usability for parkland
 - costs of acquisition and improvements
 - availability of revenue
 - compatibility with adjacent uses
 - loss of housing units
 - significance of existing structures as architectural or historical resources
 - site accessibility
 - b. Establish a trust fund to pay for the acquisition and development of new parks with the funds being derived from the following sources:
 - (1) General revenue funds
 - (2) Tax increment funds (in Redevelopment Project Areas)
 - (3) Developer assessments (through use of the Quimby Ordinance and exactions of commercial developments)
 - (4) Business or fund-raising contributions
 - (5) Mello-Roos Community Facilities Act
 - (6) Special taxes
 - (7) Benefit assessment districts
 - (8) Facilities bonding
 - (9) State and Federal grants or loans
 - (10) Sewer fund loans
 - (11) Quimby Act provisions
 - c. Utilize the funds to acquire and develop sites identified above and/or historically and architecturally significant structures which can be adaptively reused for public facilities.
2. Use eminent domain to acquire additional lands for park and trail development only when there is no feasible alternative, it is deemed in the public good, and the City's housing supply will not be adversely affected.
3. Establish a dedication program where the City may accept gifts of parkland and/or recreational facilities.



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4. Establish the administrative and legal mechanisms to allow for the creation of benefit assessment districts, Community Facility Districts, and Special Taxes.
5. Initiate a program for expanding the Municipal Golf Course to a total of 36 holes.

10/C. ORDINANCE REQUIREMENTS

1. Require that developers of apartment or condominium projects provide a minimum improvement of recreational facilities as part of the open space requirements for such developments.
2. Require that for every square foot of park, open space and/or recreational facility removed, an identical amount of park, open space and/or recreational facility be developed to compensate for the loss.
3. Adopt and implement a parkland dedication ordinance with in-lieu fee provisions where residential developers contribute on a per-unit basis (per the Quimby Ordinance).

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